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The Province of Alberta

THE ROYAL COMMISSION ON METROPOLITAN
DEVELOPMENT
OF EDMONTON AND CALGARY

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(Chairman)

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(Consulting Economist)

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(Commission Secretary)

PROCEEDINGS

DATE February 23rd, 1955.

VOLUME 34.

The Court House

EDMONTON - ALBERTA

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VOLUME 34

February 23rd, 1955.

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EXHIBITS

<u>No.</u>	<u>Description</u>	<u>Filed at</u>
194E	By-law No. 1460 with Amendments	4246

THE SITTINGS OF THE ROYAL
COMMISSION ON METROPOLITAN
DEVELOPMENT OF CALGARY AND
EDMONTON, held at the Court
House, Edmonton, Alberta,
on Wednesday, the 23rd day of
February, A.D. 1955, at 9:45 a.m.

THE CHAIRMAN: Mr. Brownlee?

MR. BROWNLEE: Mr. Chairman, with the permission of
the Commission I would like to further interrupt the
cross-examination of Dr. Harries in order to call a
Mr. Herbert Ripley as an engineer on behalf of the
Municipal District of Strathcona.

THE CHAIRMAN: Mr. Garside, you are aware of this
and you have no objection to the cross-examination
being interrupted?

MR. GARSIDE: That's right, sir; I have no objection.

THE CHAIRMAN: Very well, Mr. Brownlee, will you have
Mr. Ripley sworn, please?

HERBERT ANGUS RIPLEY, having first been duly sworn,
examined by Mr. Brownlee, testified as follows:

Q Mr. Chairman, I wonder if it might be indicated to
Mr. Ripley that he could be seated.

THE CHAIRMAN: Yes, please.

Q MR. BROWNLEE: Mr. Ripley, you are associated with
the firm of Associated Engineering Services Limited?

A Yes sir.

Q And you are the senior member of that firm?

A Yes.

Q And as to your qualifications I understand that you
hold the B.Sc. in Civil Engineering from the University
of Alberta?

THE CHAIRMAN: The first item on the agenda is the report of the committee on the progress of the work of the committee. The committee has the honor to report that it has completed its work and has submitted its report to the committee on the progress of the work of the committee.

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A Yes.

Q And you obtained that degree in 1940?

A Yes.

Q Now, in your capacity as a civil engineer you have had certain practical experience to which I would like to make reference. I understand, sir, that you spent two years with the Worthington Pump and Machinery Company, which firm was concerned with the manufacture and installation of hydraulic equipment.

A That's right.

Q And with that firm you worked in the Toronto area and also in New Jersey?

A That's right.

Q New Jersey was the head office of that company?

A That's right.

Q And then you spent a period of three years with a company known as Engineering Services Limited, which company acted as consulting engineers and operated the city utilities in Halifax during the latter war years?

A That's right.

Q I understand also that it was necessary to do quite a rebuilding job on Halifax's utilities?

A That's right.

Q And the balance of your practical experience has been with your own company?

A That's right.

Q And your company has offices in Alberta and also in Saskatchewan and British Columbia?

A That's right.

A Yes.

Q And you started that office in 1942?

A Yes.

Q Now, in your capacity as a civil engineer, you have

had certain practical experience as with hydraulic

to make reference. I understand, sir, that you

spent two years with the Department of Army and Navy

Company, which firm was concerned with the manufacture

and installation of hydraulic equipment.

A That's right.

Q And with that firm you worked in the Pacific area

and also in New Jersey?

A That's right.

Q New Jersey was the main office of that company?

A That's right.

Q And then you spent a period of three years with

company known as Engineering Services Limited, which

company acted as consulting engineers and provided

the city utilities in New York during the latter part

of the war?

A That's right.

Q I understand also that it was necessary to do quite

a considerable job on Wall Street buildings?

A That's right.

Q And the balance of your practical experience was

from your own company?

A That's right.

Q And your company has offices in Illinois and also

in Washington and Federal Government?

A That's right.

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Q Now, with further reference to your own company, sir, I believe that you have done design and supervision of construction work on approximately 60 municipal water and sewer systems in Alberta?

A That's correct.

Q And you have also worked on two large military water treatment plants at Wainwright and Suffield?

A That's correct.

Q Now, I would first like to ask you this, Mr. Ripley: in your opinion should a comparison be made as to the general economics of water supply and distribution and river hydrology, between cities which have rivers open all year around, and a city such as Edmonton which has its river closed during the winter months?

A I believe it would be erroneous to use parallel figures without weighting them considerably. When I say that, I mean in determining the economic point for the development of a city or an area, the economics and the cost -- the water cost factors -- water supply cost factors -- water supply cost factors and the sewage disposal cost factors, collection and disposal cost factors that effect the economic growth of a city or an area, that in an area such as Edmonton where we have the river freezing over during the winter, a good portion of the year, that the cost factor in treating water and in disposing of sewage and in distributing water in Edmonton is considerably more important, and larger in proportion than it would be or than it is for cities, say, along the eastern seaboard in the United States, or in the peninsula in

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A (Cont.) Ontario, or in England, where the rivers are not inclined to freeze over for such a long period.

Now, you may say: give us an example of that. I think a good example of that has been brought to the fore very recently in connection with sewage disposal problems.

It is quite a common rule of thumb among engineers that in the matter of sewage treatment that if the ratio of sewage, domestic sewage matter that is disposed of into a stream does not exceed one in nine, that is, one part of sewage matter to nine parts of water, natural water in the river, that the river will, the oxygen in the river will neutralize that sewage matter and build back up the natural oxygen content in the water in a matter of something less than a hundred miles downstream from the sewage effluent.

However, in this area I think we must admit, as has been pointed out very pointedly to us in the last year or so, that where the river is frozen over all winter and where your rate of flow in the river is very much reduced during the winter, that you are in danger of going below that one in nine ratio of dilution, and also there is no possibility for the oxygen to get back into the water of the river when it is covered over with ice. Therefore, that hundred mile limit can't be assumed in this area. We know from the reports that have arisen in the last year that it's not a hundred miles below Edmonton that it

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A (Cont.) takes to regenerate the oxygen in the river, it's a matter down to -- what is the city in Saskatchewan?

MR. BROWNLEE: Prince Albert.

A Prince Albert -- a good many hundreds of miles down below the City of Edmonton.

In other words, just common rules of thumb that can quite conveniently and safely be used in Eastern Canada and in the States, where most of our statistics on this type of subject come from, cannot be applied safely in this area.

Now, you may say: how does that affect the problem on hand here?

The way I see that that affects the problem on hand is that instead of being able to -- for the City of Edmonton to be able to go for the degree of sewage treatment that cities on the eastern seaboard could go to, it is necessary for the City of Edmonton to go to much more expensive sewage treatment right inside their city, right inside their own plant, in order that the river may regenerate itself within a reasonable distance downstream.

So I say, in regard to sewage treatment or the sewage problem, as it affects the growth, the economic growth of the city, that you can't just take those factors and rules of thumb that are used in England or on the Eastern seaboard.

Now, we may go to the water problem. How does this climate condition that we have here affect the cost of water? Well, one thing that enters into

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A (Cont.) it very strongly is that on the eastern and seaboard/in England, when you are laying water lines for your/water distribution system, you don't have to any more than just scratch the ground to put the water lines in. They put them in with three feet of cover, enough to give them protection from loads over the top of the pipe, and that's enough; but you can't do that in this climate and hope to have your system stand up over long periods of years, or to keep them from freezing. You have to put them down six to eight feet. That cost of putting the lines down deeper to protect them from frost adds very materially, a very considerable factor to the cost of your distribution system.

Therefore I say that you much sooner come to the economic limit at which you can distribute water and collect sewage and treat sewage in this area than you do in cities in warmer climates.

Now, we know that, for instance, the sewage from the City of Edmonton would probably run at about, this time of the year, probably at something in the neighborhood of about 25 cubic feet a second, or more, say 30 cubic feet a second; you multiply that by nine: that's 270 cubic feet a second. Now, I think that it has been recorded that the river flow in the North Saskatchewan River here has, on occasions, got down as low as about 200 to 250 cubic feet a second. In other words, in the winter time our river flows go down a great deal, and you can see there for a sewage flow of 30 cubic feet a second your ratio of one to nine there -- your dilution ratio --

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A (Cont.) thirty times nine gives you 270; so there are conditions which exist in that river where you would be even encroaching on that one in nine dilution ratio in this area; whereas rivers in the Southern States do not fluctuate away down the same as they do in this area.

Is that the answer to your question, sir?

Q Yes; now, following on that -- .

MR. ROBISON: Mr. Brownlee, I don't know whether you are going to bring this up, but I would like to know whether the nature of the soil in a particular area has any effect on these matters.

A Well, it certainly has in places.

If I get your question right, sir, the nature of the soil can affect the cost greatly. I quote the case of the City of Halifax where most of their water and sewer lines are buried in solid rock where it is a very expensive thing to lay water and sewer lines; therefore those conditions peculiar to the City of Halifax, being built on the rock, limit the economic size that it can ever get to be.

Is that the reference that you meant?

MR. ROBISON: I was thinking particularly of some ratio of comparison as between Calgary and Edmonton as to the nature of the soil.

A Well, Calgary would certainly have the same ice problem on the river. It might break up a week earlier there than it does here which isn't too material.

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A (Cont.) The soil conditions in the river valleys in Calgary is very different from that here in that it is very gravelly, and in effect there are a good many places in Calgary where there is a virtual river flowing right underneath the city in the gravel, which is actually expensive material to lay deep water and sewer lines in, yes -- it's more expensive than Edmonton.

MR. ROBISON: Thank you, Mr. Ripley.

Q MR. BROWNLEE: Well, now, following on the question which you answered for me, Mr. Ripley, I would like to point out that it has been suggested that the optimum population size for economic sewer and water services in an area such as this might be anywhere from, we'll say 350,000 population to 450,000; and I wonder if you would agree with that suggestion.

A Well, I wonder if that figure of 350 to 450,000 has been arrived at giving due consideration to our climate conditions here. If it hasn't, I think that it might well be.

I have heard it expressed that that figure of 450,000 was sort of a rule of thumb that economists on this continent used for the optimum size of a city, and if I am correct in that, that that is the figure they use for cities of optimum size, cities on this continent -- I think it might be well to weight it quite a way downward in view of these climate conditions that we have to face here.

MR. ROBISON: Just what exactly do you mean: that a city can't grow beyond a certain figure here? Is

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WILSON, Thank you very much

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MR. ROBISON: (Cont.) that what you are -- ?

A No, I don't say it can't, but I say that when it gets beyond that size, then -- for instance, referring to the sewer problem -- the cost of treating sewage from a city of that size becomes higher than the cost of treating sewage in an area of similar size in a warmer climate. In other words, we reach an economic limit quicker in this area, an economic size limit quicker in this area because of our climate problems that we have to overcome that make it very expensive.

It is quite probable that we might grow beyond that, but we often do things that are not most economic. Once a city grows beyond that economic limit, then every extension we make beyond that becomes more and more and more expensive. Something of the sort of the law of diminishing returns enters into the problem, and each increment becomes increasingly more expensive.

Q MR. BROWNLEE: From your own observations, Mr. Ripley, have you seen evidence or indications that the City of Edmonton's water system may be approaching its economic limits?

A Well, we have noted that for a great many years the City of Edmonton was able to supply the needs of the citizens by pumping directly from the river without any storage facilities: elevated storage tanks or ground storage tanks -- out through the distribution system; but since the war we have noted, with the rapid growth of the city and expansion,

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A (Cont.) we have noted that the city has been faced with the problem of supplying and installing water storage tanks out at the margins.

Now, to cite a few cases: there is a water storage tank they have built out at Calder -- I believe, just at the end of the war. There is another water storage tank, a million gallon tank, that they built out in the packing house district in the north east corner of the city.

They are presently building a large ground water storage tank, out somewhere between 127th Avenue and 137th Avenue, to take care of water demands in that area.

These are some of the factors or some of the physical evidences of that increment in cost. They were able to get by without anything like that before; now they are getting into the margin where they are having to supply more and more of these facilities to continue to maintain a standard of pressure and service.

Another point that we have run into in the conduct of our business: we were representing a client who was on the north boundary of the city, and who is a customer of the City of Edmonton and gets their water from the City of Edmonton, and in order to meet the needs of this client we have found it necessary to install booster facilities and storage facilities right in this client's own property, because the pressures and the surety of obtaining water at all times is marginal in that area, and in

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A (Cont.) this case the client has had to supply those facilities themselves in order to meet the Fire Underwriters requirements in that area.

I would say that Edmonton is now faced with increments in cost in supplying the water to areas on its boundaries, on its existing boundaries.

Q Now, turning next, Mr. Ripley, to the Municipal District of Strathcona, your firm was asked by the Municipal District of Strathcona to make a study or survey of its water supply problem; and I am wondering if you can tell the Commission what was the effect or the gist of your report to the municipality after you made that study.

A I might briefly describe what the study consisted of.

In the first instance the study involved a physical survey, on the ground, to determine the feasibility, the engineering feasibility of the Municipality of Strathcona obtaining their own water supply, own water source and supply lines. That involved taking levels and studying contours and determining where the water might be needed in the Municipality of Strathcona. That is what you might call a load survey or load study.

As a result of that we prepared what you might call a master plan, a master physical plan of what the best way of tackling that thing in a physical manner would be.

Then we entered into the matter, studied the cost of constructing such a system, and we made certain recommendations, made certain recommendations

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A (Cont.) as to how the job could be carried out in stages, so that it would meet the increasing or growing load that the municipality of Strathcona has, the demand for water; and it worked out into three stages and we determined the cost for each stage.

Is that about what you were referring to, Mr. Brownlee?

Q Yes -- well, I wondered if you could just explain the methods by which Strathcona might, on your recommendation, put in a supply system; that is, from where they could draw it, and -- .

A Yes; well, if I might make reference to the map here that Dr. Harries is putting up -- .

Q Yes.

A Now, as in any engineering study there's always a number of ways that you can accomplish the end that you are after. It is a question of determining the cost of each method of doing it, and arriving at the most economic and most suitable method.

Now, in working out this problem or working at this problem it was immediately realized that as the M.D. of Strathcona bordered on a large area, a large margin of the river here -- this is the City of Edmonton here and this is the south side in here, and we have the railroad tracks coming in here, this is the Imperial Oil refinery, McColl-Frontenac, Trans Mountain and Canadian Chemical is over here, and Fort Saskatchewan is up there.

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A (Cont.) Now, as the M.D. of Strathcona has a large border on the river it is only natural that they should assume a right to go into that river, and take water out the same as the City of Edmonton would border on the river.

However, they are immediately faced with the problem: the most propitious -- you might call it -- location to obtain water for the M.D. of Strathcona's needs is right in the area around Imperial Oil or right in around the Beverly bridge, somewhere in that area. However, the minute you go into the river in that area you run into the problem of having to supply extra treatment to the water, because you are down below the city sewage effluent; and you have to clean that up before you can use the water. Well, that involves an extra cost, a considerable extra cost.

Assuming that the City of Edmonton were to install primary treatment for their sewage, even after that in order to protect the water that the M.D. of Strathcona would take from the river, and be able to supply to its customers, we estimate that there would be approximately \$140,000.00 extra cost to take extra precautions to protect the M.D. of Strathcona against inadvertent happenings in the operation of the city's sewage treatment plant, such as slugs of oil or waste matter going through or overflowing the weirs in the treatment plant.

The best location that we found for the Municipal District's treatment plant and water intake

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A (Cont.) was right at this point, just south of the C.I.L. plant, on the river. That would involve a treatment plant in that area and a supply line down to, say, a load centre just south of there, just south of the C.I.L.

The next alternative, we said: well, what if we went right into the city, put our treatment plant right in the city, above the sewage effluent, outlet point, of the City of Edmonton.

We took considerable physical data on that, surveys, and there was a logical access to get down to the river in Mill Creek, but once you get down, even after you get down through Mill Creek with your supply line, even after you get down close to the river, you still have to go through about a mile of high value property to get to a point above the sewage effluent of the city.

The cost of obtaining land and easements through that high value property just threw the economics of that alternative right out the window.

The third alternative was to go above the city to obtain relatively untouched water, build a treatment plant there and run a water line along the road allowance just south of the city and diagonally across here, and that brings you out at the same point as the first alternative.

Now, it is assumed that the distribution system in the M.D. of Strathcona's industrial area -- we are not considering the cost of that because that would be common to any alternative that you would study.

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A (Cont.) I might just pause here for a moment to ask you if I have been clear in this explanation -- or is there something I have skipped out?

MR. DAVIES: Extremely clear.

THE CHAIRMAN: Yes, I think it is very satisfactory, Mr. Ripley.

A Then, I would like to go into the relative costs of these alternatives, if I might.

MR. BROWNLEE: Yes.

A Now, we will call this Alternative 2, that is the water treatment plant on the river just south of C.I.L. That's the one I explained first; and Alternative 1 is the water treatment plant out on the river south west of the city.

Q MR. BROWNLEE: I think you said "south of C.I.L." -- do you mean south or north?

A I'm sorry, I meant north -- I'm very sorry.

Now, at the time that this report was prepared we were setting our sights -- it was two years ago -- and we were setting our sights in the matter of capacity of this plant at about three and a half million gallons a day. Since that time we realize that we were maybe a little conservative in that figure, and we revised those figures upwards from the report to accommodate a plant of five million gallons a day. I will quote the figures based on the five million gallons a day treatment plant.

Now, for Alternative 1, based on the five million gallon treatment plant, we estimate the cost of the treatment plant at about a million dollars.

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A (Cont.) The cost of the river intake to the treatment plant, two hundred thousand. The cost of the line from the treatment plant across that south boundary of the city, and diagonaling up to that common point south of C.I.L., approximately \$800,000.00.

MR. DAVIES: Would you mind giving us the number of miles that there would be in that line up to that point from the river?

A There's about seven and a half to eight miles.

That makes the total for Alternative No. 1 \$2,300,000.00.

Now, in addition to that \$2,300,000.00, the M.D. of Strathcona have planned at present for running a line along highway No. 14 and looping it around running north to a reservoir that we built this year, to tie into the reservoir that we built this year. The cost of that line would be three hundred thousand. That is just to reinforce the present distribution system, making the total for that alternative \$2,600,000.00.

The other alternative, coming down from the point north of the C.I.L. plant, the costs were a million for a treatment plant; river intake about two hundred thousand; the preliminary treatment in order to play safe with the semi-polluted water in the river, another \$140,000.00; and the supply line from the plant to that common point of about \$250,000.00.

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A (Cont.) a difference in cost of those two alternatives of about \$550,000.00.

MR. DAVIES: And the distance in that case down to the common point?

A The distance there is about three and a half miles. The difference, then, in the cost is, as Mr. Davies says -- is the difference in the length of the line, the length of the supply line.

Now, you might say then that the M.D. of Strathcona, if they wished to go to that Alternative No. 1, would have to incur a half million dollars additional expenditure over and above what they would have to expend if they went just down to the river, just north of the C.I.L. plant.

Now, Mr. Brownlee, have I gone off the subject again?

MR. BROWNLEE: No, no -- .

A Would you repeat your question again so that I could get back to it?

Q Well, I just wanted to have the general nature of the study you made and the conclusions you came to and the recommendations which you made; and I don't know whether you have covered it yet, but I don't think you did: could you tell us the point at which or the time at which a system would become economic?

A Yes; well, the final gist of our report was to determine for the municipal council just at what point in the build-up of the load or demand for water in their area -- that is, how many gallons a day should they be sure of selling before they go into the

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MR. BROWN: No, no.

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A (Cont.) construction of their own source of water supply, water treatment and supply; and it was determined that at approximately three million gallons per day it would be advisable for them, or would be economic for them to construct their own plant based on the cost of Alternative No. 1.

You may say, well, how do you arrive at that three million gallons a day?

As pointed out previously the total cost of Alternative No. 1 was \$2,600,000.00. Amortizing that on the basis of three and a quarter percent interest gives you an annual capital carrying charge, principal and interest, of \$182,000.00. Estimating an operating cost of \$102,000.00 -- that is for power, chemicals and labor, etc., gives^{you} a total cost of \$284,000.00 a year.

At three million gallons per day of water sales, which is approximately a hundred million gallons per year -- rather, a thousand million -- I'm sorry -- or one billion gallons per year, and based upon the lowest selling price which the City of Edmonton is prepared to sell water to the M.D. of Strathcona -- .

I should probably explain here that presently the M.D. of Strathcona buys water from the City of Edmonton at the city limits, and distributes it to these industries; and the City of Edmonton charges the M.D. of Strathcona their standard city rates plus a surcharge of 35%.

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A (Cont.) Now, based upon the minimum price that the City of Edmonton advertises in their schedule for that block -- size of water consumption -- the cost per million gallons would be \$210.00 per million gallons, plus the 35% surcharge of \$74.00 per million gallons, gives you a figure of \$284.00 per million gallons -- which is the figure we started out with, \$284.00 or \$284,000.00 per year operating cost.

In other words, at that point: three million gallons per day, the M.D. of Strathcona can produce their own water from Alternative source No. 1 for the same price that they are getting it from the City of Edmonton today, so that is the break-even point. Anything above that it is economic, we assume, for the M.D. of Strathcona to build their own plant and supply their own needs.

Q Mr. Ripley, at that point I would like to ask you: would the supply of water by the city to Strathcona up to this three million gallons figure you have mentioned impose a burden on the city, having regard to its capacity?

A I would say no, because in the negotiations with the City of Edmonton for water it has been very clearly -- the point has been very clearly made with the M.D. of Strathcona that the city will supply the M.D. of Strathcona with this water just so long as they don't need it themselves, that is, until the point is reached where the city needs it within their own boundaries.

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- 4206 -

A (Cont.) After that point has been reached it has been made clear to the Municipal District of Strathcona that they must get their own source, get their own water elsewhere.

So I would say rather than imposing a burden on the City of Edmonton it has been a pretty good bargain for the City of Edmonton in that it allows them to sell this water, to operate their water producing plant at the best economic rate, maximum capacity -- it's very much similar to a power plant, where you can produce cheaper power if you operate at maximum capacity than you can if you operate at a lower capacity.

So really in effect what it amounts to is that it allows Edmonton to get up closer to their maximum or optimum operating capacity. They have sold the water to the M.D. of Strathcona and with this 35% surcharge I have no doubt that there is a certain element of what you might call 'profit' in it.

Q Well, now, Mr. Ripley, just following on that, you have discussed the point at which it becomes economic for Strathcona to put in its own system. Now, during the intervening time have you a suggestion or a solution which you feel might be favorable to both Strathcona and the City?

A Well, I feel that if the city were to sell up to three million gallons per day to the M.D. of Strathcona until such time as the M.D. has built up a load of three million gallons there are

- 4207 -

A (Cont.) advantages to the M.D. of Strathcona in that it allows them to build up their market for the product prior to having to make the expenditure in the plant.

At the same time it allows the city to use its plant to the optimum point, or closer to the optimum point anyway, while the M.D. of Strathcona is building up that load.

In other words, I don't think there is hardship on either side. I think it is good business. I think that very feature or that practice is frequently practised in the power business; as a matter of fact I am certain that is being practised right now with the City of Edmonton and the Calgary Power Company.

So, I don't think it's a bad deal; I think it's a good business deal, and I think the City of Edmonton has already more or less condoned that type of practice with the power company.

Q Now, you mentioned the reservoir which is built in Strathcona, and I believe it has been said in evidence before the Commission that if the city had control of the water supply system out in that area that that reservoir would not have been necessary. Can you give us your opinion on that?

A I just can't exactly go along with a statement of that kind, because I don't think there is anything that the City of Edmonton could have done that the Municipal District hasn't done.

That is, we have found in assisting the Municipal District in operating this water distribution

- 4208 -

A (Cont.) system of theirs, we have found that some of our clients have complained to us about the pressure regulation -- that is, the pressure that they get at certain times of the day; and on placing recording pressure meters along the line we have been able to determine that there are some times of the day when there is such a heavy draw in the city that pressure does drop materially in the Municipal District area; so the reservoir has been constructed in the Municipal District of Strathcona's system to take advantage of the low flow periods at night in the city and store up water at high elevation during the off-peak water demand periods in the city -- we store it up there -- intend to store it up there at night, and then during the day when the city demand is high, say, first thing in the morning or at noon when the high-peak demands come on, we are able to supply our own needs from our own reservoir.

So I would say this that the city, presented with the same problem, would undoubtedly have tackled it in the same way. They might have put in a different type of reservoir -- and that might be subject to question: we think we are right on that, too. This reservoir that we have put in there cost us approximately \$30,000.00. If we had wanted to spend \$150,000.00 we could have put in a concrete reservoir; but we have put in an open reservoir, asphalt lined, in the interests of economy. We think it is good.

- 4209 -

Q Now, I understand that the elevation of that reservoir is the same elevation as the reservoirs in the city.

A It is tied in with the elevation of the Calder reservoir across the city, approximately the same elevation.

Q Just going to another place for a moment: can you tell me if Beverly has its own sewage disposal treatment plant or system?

A Beverly has a very simple form of sewage treatment. In studying the Beverly problem prior to construction we noticed that there were some excavations on the east side of Beverly from old mining operations, and we disposed of our sewage from Beverly into these excavations and get our sedimentation in these strip mining excavations; and the degree of treatment that we obtained in those excavations, the sedimentation that we receive in those excavations is equivalent to -- certainly equivalent or better than the degree of treatment that the City of Edmonton is giving to the majority of its sewage from the north side of the City of Edmonton, anyway -- a great deal greater sedimentation is obtained there than the City of Edmonton is able to give at present.

Q Now, the City of Edmonton has proposed annexation of a certain portion of the Municipal District of Strathcona, and that portion has been referred to as the "proposed area". I would ask you if in your opinion the annexation of that proposed area would result in a decrease in revenue to the city and in an increase in capital expenditures to the

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- 4210 -

Q (Cont.) City.

A Well, that's a pretty broad subject to answer just on the spot. I can say this that I know of several increases in cost, capital expenditure, that the city would have to incur right away in order to provide the same type of service to the industries in the Municipal District of Strathcona as the Municipal District of Strathcona intend to provide -- are providing and intend to continue to provide.

They would be faced immediately with laying a line down Highway 14, and looping around to the existing reservoir. There is a \$300,000.00 capital expenditure right away, right off the bat, and that would have to be done within the next year or year and a half.

In addition -- well, that's one capital expenditure -- in addition you might say that once that three million gallon point is reached the city would either have to use up part of its present water treatment plant, part of the capacity of it, and therefore the cost of that part would have to be charged against this annexation, say; or they would have to go and build another plant just like the Municipal District of Strathcona is faced with.

I don't think the city could build it any cheaper than the Municipal District of Strathcona could build the thing, if it were to go to a separate plant.

In addition -- that's two capital expenditures I can see they would be faced with --

(Cont.) City.

Well, that's a pretty broad subject to cover on the spot. I can say this that I know of generally

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in the Municipal District of Strathcona as it

Municipal District of Strathcona intend to provide

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They would be faced immediately with

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and that would have to be taken right off the bat

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I think some of the city would be

for when the Municipal District of Strathcona

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I can see they would be faced with --

- 4211 -

A (Cont.) but going to, say, revenues: if the City of Edmonton were to take over this area in the Municipal District of Strathcona, they would be faced with either extending the same water rates to their newly acquired customers in what is now the Municipal District of Strathcona, or they would be faced with foregoing the 35% surcharge on the water that they are now selling, which I think amounts to some \$15,000.00 a year.

So there is one loss of revenue, you might say; either loss of revenue or the people of the Municipal District of Strathcona, the industries would have to bear it, continue to bear it.

I can't say that I have studied the problem in detail any further than that; I couldn't give you any further -- .

MR. ROBISON: Would there be any compensating advantages? You have told us in answer to Mr. Brownlee's question that there would probably be some expenditures in the case of annexation. Would there be any compensating advantages in the case of annexation, using the same premises?

A Well, I think that any advantages would be based upon the assumption that the city was able to do the job better and more efficiently than the M.D. is doing; in other words -- maybe I am not the right one to answer that question, because my firm is responsible to the Municipal District of Strathcona for the operation of this system, and that throws doubt on my efficiency.

of Brown on the 10th day of
Municipal District of St. John's
with either extending the same water rate
newly acquired customers in what is now the
District of Stratford, or they would be
forgetting the 35% surcharge, and water
are now selling, which I think
\$15,000.00 a year.

So there is one to
say, either loss of revenue to
the Municipal District of Stratford, or
would have to bear it.

I can't say that I
problem in detail any but

give you any further

W. ROWISON. Would there be

You have told us

question that there would

in the case of Stratford

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using the same price

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- 4212 -

MR. ROBISON: I know, but you are under oath and you are a frank witness; if there are any compensating advantages you tell us about them.

A I don't see any right offhand; I haven't thought of it in those terms, to be quite honest with you.

I think the city would have to, they would have the same operating expenses -- . Just examining our own operation: what do we have to do? We have to read meters -- the city couldn't do that any cheaper than we do, I don't think; we have to repair the line if there is a break -- we can do that, I think, as economically as the city -- . Maybe we would be a little more expensive than the city on that in that the city has their own repair crews and can afford to maintain repair crews twelve months of the year because they have a greater distribution system; there might be a little economy there.

But from a first cost point of view -- that is the cost of installing the lines, I am sure the city can't do that any cheaper than the municipal District of Strathcona can do. I mean, Strathcona calls for tenders on this work, and get the most economic prices they can; they just follow the same procedure as the city does. I don't think there is any appreciable savings that could be effected there, at least there's none that appears to me at present -- put it that way.

Q MR. BROWNLEE: Do you feel, Mr. Ripley, that throughout the greater Edmonton area that is under discussion, it would be better to have two or even three water

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finances; if there are any constraints
a you tell us about them.

a any right offhand; I haven't the
ee terms, to be quite honest with you.
I think the city would be

have the same operating expenses --
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to have to test meters -- the city would
any cheaper than we do, I think --
to repair the line if there is a break --
that, I think, is economically as the city --
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city on that in fact the city has that
news and can afford to maintain them --
months of the year because they have a
system; there might be a little saving here
but from a long run

that is the cost of installing the meter, I
the city can't do that any cheaper than the
District of Washington can --
calls for repairs on this work, and the line
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reasonable estimate
at least that's what they appear to
as it is

Do you feel, Mr. Ripley, that throughout
the area that is under discussion,
that to have two or even three water

- 4213 -

Q (Cont.) supply systems rather than just one?

A Well, I think that following out my earlier arguments about the effect that our climate and climatic conditions have on limiting or placing an economic limit on the extent of growth, I would say that, well, the figure that I have sort of worked up in my own mind, works out something like this, that when the City of Edmonton extends much more than five miles back from the river, the boundaries of the river, either on the north or the south side, that they are entering into an eraⁱⁿ which they have to make additional capital expenditures, which increases the unit cost of supplying the water, in order to make another extension beyond that five mile limit; and seeing that the City of Edmonton is on the north and south side of the river I would say that the minute the City of Edmonton starts extending either five miles north of the river or five miles south of the river, that's stretching that imaginary boundary, that they are getting into a position where they are stretching the economic -- the point of economic -- diminishing returns; and that would then dictate that if the City of Edmonton is going to grow in the most, in the easiest path, that probably the path they would follow would be extending along the river in a belt five miles on both sides; then if it actually wasn't big enough, the water treatment plant there now in the City of Edmonton -- if you go east you would have to put another one farther down, maybe five miles down or seven or eight miles down --

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back from the river, the bridge
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which, right in the middle of
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are according to the

- 4214 -

A (Cont.) or if you are going up, then the same thing. I think that probably somewhere between five and ten miles is going to be your economic limit -- certainly before you reach ten, I would say, for your main trunk water supply lines.

Q The representative of the Calgary Power Company gave evidence here, and he suggested that from the standpoint of civil defence it might be better to have two power systems in the area. Now, do you feel the same way about water systems from that point of view?

A Well, I would say that the parallel is very good, that it takes not any very great stretch of the imagination to realize that with all your eggs in one basket, in one water supply station, that in the event the flag went up, why, it would be very vulnerable, and two plants would certainly be a safeguard.

As a matter of fact, to hark back to my experiences in Halifax during the war, the Dominion Government was sufficiently concerned in that case with the water supply facilities in Halifax to make an expenditure on their own to bring in water from a new area, a new water shed, into the City of Halifax regardless of whether it was going to use it or not, just as a safeguard, just to reinforce the system. It never was used, but it was there in case.

There is another factor that enters into that that just occurs to me, and it is this: I have

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A (Cont.) just made a statement that the economic limit in my mind for the city extending their water mains is somewhere between five and ten miles. I just note a point of contradiction there in my own argument -- or it would appear to be a contradiction in that, here, I am recommending to the Municipal District of Strathcona that they lay a water line, in this Alternative No. 1, some eight or ten miles to the load centre; and yet I am saying that the City of Edmonton is going to assume a limit of about five to seven miles.

I would like to explain that contradiction, or explain the differences, why that is still true.

I think it is still true. The Municipal District of Strathcona line from Alternative No. 1, over to their load centre is through farm ground, farm territory, low value land. The work can be done by open cut, and by mechanical trenching equipment that rips right through; you just point it in the direction, practically, and it runs out and digs your ditch.

It is a lot different thing for the City of Edmonton to start making large extensions and to handle large loads out beyond their boundaries, because in order to supply the trunks that will take on those large increases in loads outside their boundaries, they have got to lay new reinforcing trunks through highly developed areas, and the costs are nowhere near similar. You can go a lot farther with a supply line in an agricultural area than you ever could down the streets of the City of Edmonton.

- 4216 -

A (Cont.) You have to repave, all the disruption of traffic, arrangement of easements and so on -- it's just not quite the same proposition.

So, I would just like to point out that that economic limit for Strathcona is not the same as it is for the city.

Now, here is another little point we might point out in that regard. Going again to the north end of the city we can take the development of the Namao Airport there. It's well known that there is a water supply line out there and there is a sewer line out there, and that extends well beyond the five mile limit; but I don't think that that is a fair index in the type of economies we are talking about here.

The thing that dictates that economy is military necessity. I don't think anybody would question the advisability of having that military airport north of Edmonton; and that justifies a different set of economics; and I believe -- unless I am very wrong in my information -- I believe the Dominion Government paid a large portion of the cost of that water and sewer line into the city.

However, now that that line is laid there and is there it opens up a new vista for development in that area, because the line is already there, and the cost has been assumed. That land north of the City of Edmonton now, with the service there, becomes pretty attractive land for the City of Edmonton to maybe annex, now that it is served and

10-11-1916

Dear Mr. Rogers,

I am very glad to hear of your

interest in the same proposition.

So, I would like to see you

at the same time for discussion as to

the same thing.

Now, here is another thing.

I am sure in that regard. I am again

one of the city we can have the develop

to Airport there. I well know that

water supply, like all other and there

like all other, and that I think will be

five miles from the city. I think this

is the type of a new one.

Very truly yours,

John D. Rogers

Director, the University of Chicago

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

Chicago, Illinois

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A (Cont.) somebody else has assumed a good portion of the cost of serving it.

So I say there that we shouldn't say: well, there is a point in Namao where you have gone far beyond your five miles. We went beyond that five miles for military reasons, not civil reasons or civil economics.

MR. ROBISON: Speaking of civil defence, is there any reason why one metropolitan authority couldn't have two separate water systems?

A None whatever; and I think that there are quite a few cases of that very thing on this continent.

MR. ROBISON: If civil defence was of paramount importance they could put it on the same basis of reasoning as for Namao.

A Oh, certainly. As a matter of fact, I would like to bet -- this is just conjecture -- I would like to bet that the City of Edmonton in considering the extension and expansion of their present water treatment plant that they are entering into now, I will bet that they very seriously, gave some very serious consideration to whether it was advisable to go to a separate plant or not. I am almost certain they would. To cite a case of where there are separate sources in a city, separate water sources, City of Vancouver has two or three different water sources. That's just one that comes to mind at the moment.

MR. ROBISON: So has Los Angeles.

A So has Los Angeles -- any of the larger cities have.

to a certain extent
to I say there are no
it is going in a way which

we have to

live with the military presence, but give
some kind of compensation

to the military for civil balance

reason why we have special arrangements

two separate

Not what we want I think

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to the military and civil balance

to the military and civil balance

to the military and civil balance

- 4218 -

A (Cont.) The City of New York has tremendous areas, separate areas from which they draw their water.

They couldn't put all their eggs in one basket.

MR. BROWNLEE: I wonder, Mr. Chairman, if this would be a good time for the adjournment.

THE CHAIRMAN: You have other questions to ask?

MR. BROWNLEE: A very few more, yes sir.

THE CHAIRMAN: Thank you very much, then; we will adjourn until 11:05.

(At 10:55 a.m. this date the Commission stood adjourned until 11:05 and reconvened.)

as they wish they may leave

but all their eggs

I wonder Chairman, is this

a good time for the adjournment.

THE CHAIRMAN: You have other questions.

MRS. BROWNE: A very few more, yes.

Mr. Thank you very much, is

our until 11:30

(At 10:30 this hour)

stood adjourned until 11:30

rescheduled.

H.A. RIPLEY re-enters the stand, examined by Mr. Brownlee.

Q Mr. Ripley, I would like to cover a bit of the ground that you have touched on already by asking you, whether in your opinion, the characteristics of water supply sources in Edmonton differ from those which maintain in, say, the Toronto area?

A The one thing that would appear to me immediately, in comparing Edmonton with Toronto sort of drops back, refers back to something I have said just a few minutes ago. I referred to Edmonton, I said that we are able to build, say, about five miles on both sides of the river. In Toronto that is not so, their frontal is on the lake front there and they have, they are limited to one side so they would be, quite naturally, tend to spill along the lake and not get too far back. Just thinking of Toronto and how far back they have spilled from the lake I would say that Toronto is going back from Front street to Carlton about a mile, I think, Carlton to Bloor about another mile, from Bloor to St. Clair, maybe a mile and a half, St. Clair to Eglinton, another mile and they go out, about a mile now beyond that. There is somewhere in the neighborhood of five miles, it is about where they seem to be cutting off, they are going out along the lake rather than going back but they haven't the advantage that Edmonton has of being able to work on both sides of their water source. I think you will find, also, that, I can remember the City of Toronto, back in the early '40s, when there was a very distinct country drive between Toronto and Hamilton, you make the drive now, by golly, it is residential

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thinking of Toronto and how far back they have ...
from the lake I would say that Toronto is going back
from Front Street to Garrison about ...
Garrison to Bloor about another ...
Clair, maybe a mile and a half, ...
another mile and they go out, ...
... There is somewhere in the neighborhood of five
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back ... they haven't the advantage that
of being able to work on both sides of their water source,
... you will find, also, that I can remember the
... in the early 1800s ... there was
... any drive between Toronto and

... the drive now, ...

- A (Cont.) or factory area pretty near solid all the way along the lake there. Certainly that is the trend. Is that your answer?
- Q Yes, now, with respect to the supply of water to the large industrial concerns in ^{the} Strathcona area, would you say that the standard of water quality which is required by Strathcona would not be as high as the standard supplied by the City?
- A In dealing with the, the answer to that, I would say, is that the water quality that we require to meet the needs of most of the customers in Strathcona is not as high as the quality required for the City of Edmonton. The reason I say that is, in dealing for the M.D. of Strathcona council, in dealing with the clients or the customers over there it has been repeatedly pointed out to us, when we have been trying to sell them on the advantages of highly treated water and softened water, we have had that repeatedly thrown back at us and told us, well, look, we don't want water, we don't need it that highly treated, we could do with something considerably less for our purposes but since the water is already treated we got to pay for that extra treatment. We have had that thrown at us on several occasions by major customers out there. Is that the answer?
- Q Yes. Well, in other words would there be the possibility of a savings to that area through their own system.
- A Well, in designing their own treatment plant, if the M.D. of Strathcona was to have separate treatment plant, and designed their own treatment plant, we certainly wouldn't have to go to the same expenditure to achieve that same

... or factory area pretty near solid all the way along the lake there. Certainly this is the trend. Is that your answer?

Yes, now, with respect to the supply of water to the large industrial concerns, the Strathcona, would you say that the standard of water quality which is required for Strathcona would not be as high as the standard supplied by the City?

A In dealing with the, the answer to that, I would say that the water quality that we require to meet the needs of most of the customer in Strathcona is not as high as the quality required for the City of Edmonton. Reason I say that is, in dealing for the W.D. Council, in dealing with the citizens or the customers over there it has been repeatedly pointed out to me, when we have been trying to sell them on the advantages of highly treated water and bottled water, we have had that repeated thrown back at us and told us well, "don't want water, we don't need it that high, treated water would do with something considerably less for purposes but since the water is already treated we get pay for that extra treatment. We have had that thrown at us on several occasions by me."

Is that the answer?
Yes. Well, in other words would there be the possibility to at least through their own system.

to have separate treatment and
treatment plant, we certainly wouldn't
the same expenditure to achieve that same

A (Cont.) degree of treatment that the City of Edmonton would have to do if they are going to supply Strathcona through their common treatment plant. We could effect an economy there.

MR. ROBISON: Supposing that in that area there was a large development residential, I would say, would that mean that water eventually would have to meet the requirements of Edmonton, of the City of Edmonton, no matter what the municipality did now.

A Well, I would say this, there is maybe two answers to that. The City of Edmonton got by for a great many years, I don't think anybody suffered too bad with water that wasn't softened, it is just only in fairly recent years that they put in that softening plant and I think that the cost of that softening adds something like \$26.00 a million to the cost of the City of Edmonton water. That \$26.00 a million is kind of questionable from the M.D.s customers point of view.

Now, another side of the answer to your question is this, if there was a residential area developed in the M.D. of Strathcona from the engineering point of view the way I would tackle that would be this: if the load required by that residential area was relatively small in comparison to the load used by the industries I would say, that generally speaking, it would be cheaper to design your prime plant at the river to meet the larger load and put a supplementary plant, maybe just at the boundaries of this residential area to give you the added treatment, just for their use, rather than to treat the whole of the quantity of water for industry and domestic purposes, whether

... of the City of Edmonton ...
... to do it they are going to ...
... through their common treatment plant ...
... an economy there.

R. ROBINSON: Supposing that in that area there was a large
... residential, I would say, would
... have to meet the requirement
... of Edmonton, of the City of Edmonton ...
... the municipality did now.

Well, I would say this, there is more and more ...
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... but in that collecting plant and ...
... that collecting with something like \$25.00 a mill
... cost of the City of Edmonton water. That ...
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... of view.

Now, another side of the story
... if there was a residential area ...
... from the ...
... would tackle that would be ...
... that residential area was ...
... to the land used by the ...
... generally speaking, it would be ...
... a plant at the river ...

... I want to say that ...
... areas to give you the added ...
... whether that

A (Cont.) they needed it or not. I think the economics of that would bear some very careful study, depending on the location of the residential area, physical location and another number of other points would enter into the economics of that, but certainly you would study it from that point of view.

Q MR. BROWNLEE: Now, speaking about the standard of water required in the Strathcona area, would there be an additional expense which might be called unnecessary if the City were to add fluorine to its water?

A Without being, trying to be facetious, I don't think fluorine treatment would help a great deal in saving the teeth of Canadian Industries or anything of that kind. It would hardly be necessary for industrial water, maybe practically a waste.

Q Well, it would be an added cost that might, wouldn't be necessary?

A It would be an added cost, it wouldn't, if the M.D. of Strathcona was doing it for themselves they wouldn't do.

Q Correct, now would it --

MR. ROBISON: Would it be an added cost, excuse me, Mr. Brownlee.

MR. BROWNLEE: Yes.

MR. ROBISON: Would the same situation be an added cost for a proportion of the industrial users within the City of Edmonton?

A Just, could you repeat that question again.

MR. ROBISON: That the addition of fluorination and incidently the cost cannot be a matter of no concern to the industrial

that needed it or not. This was the question.

Would there be any other study?

Section of the residential area.

and another number of other areas.

the economics of that. Certainly you would study

it from that point of view.

Q. MR. BROWNE: Now, when you speak about the standard of water

required in the domestic area, is that correct?

Additional expense which might be called unnecessary.

the City were to add fluorine to its water?

A. Without being, trying to be facetious, I think

fluorine treatment would be a great deal in saving the

teeth of Canadian Industries in the future.

It would hardly be necessary for industrial areas, would it?

practically a waste.

Q. It would be an added cost that might be avoided?

necessarily?

A. It would be an added cost, it would be.

of Saskatchewan was doing it for domestic use.

do.

Q. Correct, now would it

MR. ROBISON: Would it be an added

expense?

R. BROWNE: Yes.

ROBISON: Would the cost of fluorine be an added cost?

proportion of the industrial areas.

correct?

I repeat that question again.

the addition of fluorine and obviously

for the benefit of the industrial

MR. ROBISON: (Cont.) users within the City of Edmonton, as well as without the City of Edmonton, you wouldn't save the teeth of, for example of some industrial users within the City of Edmonton either, would you?

A Well, as it applies to water used by the personnel of the plant certainly it would have the affect of saving the teeth, or, however, if the bulk of the water is used for industrial purposes then there is just no teeth in the industrial portion of it. Although I would say this, that the cost of fluorination is pretty small comparative, compared to the other costs of water treatment.

MR. DAVIES: What would it be per million?

A Oh, two or three dollars; probably, per million, no more than that because you only put fluorine, you only put in, I think it is .1 part of fluorine per million parts of water and for, well, let us just figure it out for the City. The City is producing about twenty million gallons a day and .1 part of that would be about two gallons of fluorine a day and I think your fluorine might cost you something in the neighborhood of maybe a dollar a gallon.

MR. ROBISON: Well, it seems infinitesimal, really.

A Yes, it really isn't too significant.

Q MR. BROWNLEE: Now, finally, Mr. Ripley, I might refer you, for a moment, to the map which you have put on the board and I would ask you if the municipality has taken any steps to study the possibility of determining the cost of water supplied to the additional areas adjacent to the City?

A Do you mean, Mr. Brownlee, areas in the municipality itself or to other communities?

MR. ROBINSON: (Contd.)

is well as without the
have a fault of, for example
the City of Boston.

Well, as it applies to water in
the plant certainly it would be
the result of, however, it can
for industrial purposes that

the industrial portion
that the cost of transportation
compared to the other costs of
MR. DAVIES: What would it be now?

Oh, two or three dollars, more
than that because you only get
I think it is a part of that
water and for us in
The City is producing about 20

and a part of that would be
a day and I think your thinking
in the neighborhood of 20

MR. ROBINSON: Well, it seems better
Yes, it really isn't too small

MR. DAVIES: Now think
for money, to the way you

ask you to think
study the fact

Q I was thinking of the area in here which you pointed out to me --

A Yes.

Q On this map?

A Yes. Some studies have been made by the M.D. to determine the cost of installing trunks, installing water and sewer trunks and buying storm drainage for these sections here (indicating) just east of 75 Street, is it? 75 Street, which was the old boundary of the City of Edmonton. I understand now that the City has annexed, I believe that portion in there, that is section 2 there now. That is one part of the area that was under study. Also, the M.D. has given some, spent some time and money studying the cost of extending their water supply system up as far as Fort Saskatchewan and they know what that would cost in order to supply Fort Saskatchewan. If, for instance, there was an industrial belt that was built up continuous along here (indicating) it wouldn't be economical to run it over here for Fort Saskatchewan just for the Fort but if there was an industrial belt developed along the railroad here (indicating) and there was users along there it certainly would be worth while dropping into the Fort and supplying their load.

Q Mr. Chairman, that is all the examination in chief.

THE CHAIRMAN: Yes, thank you very much. Now, Mr. Moffat are you going to cross?

MR. MOFFAT EXAMINES THE WITNESS:

Q Well, I don't think I will be very long, sir, unless I am misled by the apparent attitude. I think we will get through very quickly with what I have in mind.

in here

22. Some studies have been made

the cost of that

and never thinks and trying again

sections here (indicated) but

75 Street, which was the old town

Edmonton. I understand now that

believes that position in there, that

that is one part of the area that

the M.D. has given some credit to

and the cost of extending there

as far as Fort Saskatchewan and

cost in order to supply Fort (2nd)

first there was an industrial

continuous long here (indicated)

economical to run it over there

for the Fort but if there was an

along the railroad here (indicated)

along there it certainly would

into the Fort and supplying there

the Chairman, that is all the money

Mr. Chairman, thank you very much

at Fort, 1900, 1910

that attitude

I have in mind

Q (Cont.) Mr. Ripley, you are an engineer and is your whole professional experience been in the field of engineering? Has it?

A My professional experience, yes.

Q And I think we have heard it said that engineers sometimes are held up by politics. Have you heard that?

A Well --

Q Problem.

A Well, maybe I should say that I don't know whether that rule of thumb applies here.

Q Well, what I wanted to do really was to say to you now that supposing we set aside any artificial political boundaries in this area, we have done this with two or three other witnesses. If there weren't any artificial political boundaries that interfered with engineers what would the situation be? Now, I want to ask you a few questions along that line. I believe you are familiar with the situation on the north side of the river as well as the south side? I think you have done work in Beverly -- have you done any in Jasper Place? You have done in Beverly and in the Strathcona area?

A Beverly, Strathcona and --

Q Did you do some work in the Griesbach area?

A The Griesbach barracks, yes, and St. Albert here, just --

Q Yes, well, now, the next few questions I want to ask you is in terms of what, as an engineer, would you do with this area if we didn't have to worry about political boundaries between municipalities? Well, the first point in that respect is your first point about the amount of sewage that is going down the river. If all the sewage went

- 4226 -

Q (Cont.) through one plant into the river or if it went through ten plants into the river wouldn't it have the same effect on the river?

A Well, assuming that the plants are all of the same --

Q Yes?

A Type, will say adequate plants, same quality, well, it has and it hasn't. If the net effect entirely below Edmonton is the same but the effect at any point along the line inside Edmonton, between sewage effluents is not the same.

Q But the net affect by the time you get to the lower end of the City would be the same?

A Yes, I think so.

Q Well, now, I understood you to say, in terms of optimum size, that a city that got beyond 300 thousand or 350 thousand was beginning to get into difficulties with their, this kind of a river, is that correct?

A No, I, could I differ with you a little bit there. I think the figure was given of an optimum size as a rule of thumb, somebody's rule of thumb saying that an optimum size city was 350 to 450 and I said, well, okay if that is the figure of an optimum size, wherever it comes from, if that originated from practise in the eastern part of this continent then I would seriously consider, at least I would seriously question whether we could go to that optimum size here.

Q Yes, so that your thought is it might be a little lower?

A Lower.

Q Well, is that the optimum size in terms of the total number of people in the area or the total number of people inside

Q. Now, if they are shown into the river, would there be any plants into the river would be the same effect on the river?

A. Well, assuming that the plants are all of the same type, well,

Q. Yes?

A. Type, well, as I suppose plants, some of them well

has and is healthy. If the net effect is that

Edmonton is the same but the effect

the line inside Edmonton. Between these will

not the same.

But the net effect by the time

of the City would be the same?

A. I think so.

Q. Now, I understand you to say, a

also, that a city that has a lot of

thousand was desirable to

they, this kind of a river is that

A. I could I differ with you a little

think the figure was given of an

of course, somewhat

size city was 250 to 450 and

is the figure of an optimum size, which

is that optimum size is

this continent then I would certainly

I would certainly question whether it

optimum size here.

Q. So that, the thought is it might be a little lower

Q (Cont.) a particular artificial municipal boundary?

It is the total number of people in the area you are talking about isn't it?

A Well --

Q People and industries in the area ?

A I don't see that the political boundary has too much to do with that, it is the, from the engineering point of view you are dealing with so many physical, so much physical quantity.

Q Yes.

A In the way of sewage, in the way of water supply, I don't see that political boundaries affect the engineering consideration there, in the designing consideration, I can't, that wouldn't affect my thinking on that, I would think.

Q Well, I thought there was an implication in what you said before that this situation would be made worse if the existing city plant was extended to carry more people. Now, I thought that suggestion was implicit in what you said, maybe it wasn't?

A I think you are right there, there was a suggestion there, implicit in what I said, I think that the City of Edmonton is reaching the point where they are doing, probably, some soul searching themselves as to how much further or how much larger they can make that plant, how many more people they can serve and I would like to bet that probably the next extension after this one, that they would probably be thinking, very seriously, or investigating very seriously the possibility of a second plant.

Q Well, you are talking about intake of water, though?

Q. Now?

A. In the total number

relating about 100,000

Well --

Q. People and industries in the area?

A. I can't see that the political boundary

do with that, it is from the engineering point

view you are dealing with an area of

physical quantity.

Q. Yes.

A. In way of covered, in the way of water

see that political boundary effect

consideration in the design

can't that would affect my design

think.

Well, I thought there was an indication of

said before that attention was given to

existing city plan was expected to

now, I thought that suggestion was

still, maybe it wasn't

I think you are right there, and

explicitly what I said

is reaching the point where they

and something like that as

the city is

After this one, they would probably

national, or investigating very

of a second plant

thinking about intake of water, though?

A Yes.

Q No, but the discussion was in terms of outlets of sewers, that was where the problem was, going in the river, now, in terms of outlets of sewers what is the situation?

A In terms of outlets of sewers the things that, from the engineering point of view, that govern there is your topography, how much area, or how many people that you can get into a single trunk and your elevations are things that govern that.

Q If there are 50 or 60 thousand people in one of the suburbs, or in all of the suburbs put together around a city like this will it make the river problem, with respect to sewage any worse or any better if they are handled all through the one plant with the city or if they are handled in two or three or four separate plants or would you say the affect on the river would be about the same?

A Well, the city couldn't handle them in one, the city can't handle their own now in one plant it is physically, well, not physically impossible because you could pump from one area to another but it isn't economically possible to do so. If other areas grew up, developed around the city they would be faced with the same physical problems that the City of Edmonton would be faced with if they developed in those areas.

Q But they would not be made any less though by being kept as a separate unit?

A Not physically.

Q I am going back, I thought there was an implication there that the river wouldn't be as badly clogged up if they were kept as separate plants, I thought that implication was in some of the things you said?

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The discussion was in terms of the
here. The problem was, in the first
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in terms of outlets of sewers the things
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that govern that.

Q. If there are 50 or 60 thousand people
in the city, or in all of the suburbs put together, around
city like this will it take any more
fact to sewers any worse or any
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you say the effect on the city
Well, the city couldn't handle the
handle their own in one plant it is possible
not physically impossible, because
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so. If other areas grew up, however
they would be faced with the same problem
the City of Edmonton would be faced with
in these areas.
But they would not be made as large
is a separate unit?

I thought one was a unit and here
could be as easily separated as the
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side

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A Well, there is one reservation that I would make on that, that one of the bug bears of sewage treatment plants, sewage treatment plant operations is where that sewage treatment plant has to accept effluent from industrial plants, the minute they have to accept industrial waste it just multiplies their problems of treatment. I think the City of Edmonton has run into that already with their packing house waste, one of the most difficult things they have to handle here is packing house waste. If the City of Edmonton had to treat the effluent from the refineries and the other industries in their plant they would find that they have got a bigger problem to handle.

Q Would their problem be any greater than if somebody else was treating it?

A They would probably eventually end up with just about the same arrangements as exists right now. They would require those individual plants to clean up their own effluent and get it into a certain condition before they ever put it into the City of Edmonton sewage collection system. That is common practice, they, the civic authority, political authority requires the individual plant to keep their own effluent to a certain degree of purity, you might say, before they allow it, them to dispose of it into the general area.

Q Taking it at a slightly different angle if it has to be a separate treatment or if there has to be several plants in order to serve a particular area do you think they would be more efficient if they were under one central administration or plan or if each one was more or less trying to look after its own area without regard to its neighbors?

the reservation the

of the day being of several

the treatment

some plants but to several others

plants, the plants they have to

it just multiplies their problems

the City of Edmonton has run

packing house waste, one of the

have to handle here is packing

of Edmonton has to treat the effluent

and the other industries in their

that they have got a bigger problem

Would their problem be any greater

was treating it?

They would probably eventually

some arrangements to be made

those individuals planned to

get it into a certain canal

into the City of Edmonton sewer

is common practice, they, the city

authority requires the individual

effluent to a certain standard

before they allow it, then

sewer area.

King of a slightly different

report of a certain of it, there has

the city of Edmonton has a

report if he were a day

that or at least one day

after the sewer area

- 4230 -

A Well, I don't know. The question there seems to lie with who has the authority to sort of coordinate that effort. At present it seems to me that the provincial government assumes that authority under their Department of Health and that they are making the effort to coordinate the endeavors of the individual plants along the river and point out to them what degree of treatment they must give their effluence. The City, at least the provincial government goes as far afield as the salt plant at Lindbergh which is, in another words that becomes part and parcel of the same administrative problem out at Lindbergh, which is far beyond anything that the City of Edmonton could expect to go. If the City of Edmonton takes all the plants in the immediate area, the administrative problems of the plants in the immediate area of Edmonton the province is still faced with the matter of administering plants outside so you have got two authorities now.

Q Do you think --

A If the City takes in more under their authority you still have two authorities.

Q You have two problems here. You have the ~~the~~ problem of control of the outlets on the river and you also have the problem of design and construction of the immediate collection sewers and main trunks and so on in the area. Now, do you know what the history is with respect to that in Canada generally and other cities? Has it worked out satisfactorily to have those on separate control or has it, the trend been in the direction of one central administration dealing with all the contiguous areas?

A Well, I would say that, I am a little bit suspicious of trends, of citing trends in that respect because the physical conditions and, which you have to meet in individual sites are usually the deciding factors.

Q Well, can you give --

A Whether a city or one area is developed one way or whether it is developed as an individual enterprise.

Q Can you give us any examples of cities that have found it necessary to put in a coordination system to bring their problems under one control over a city and its surrounding area?

A I think Vancouver has made a study of that, I don't think they have done much on it yet and, I believe Toronto is working in that direction.

Q Has Toronto not just recently set up a metropolitan organization with complete control of that?

A They have, they have but they haven't done much on it yet in the physical sense. Also, I don't think it is too good a parallel, as I pointed out, the problem of Toronto is somewhat different than the problem here.

Another little thing I would like to go back and say you were asking me a minute ago, could not the City administer the common sewage problems better than it being individually administered --

Q That is right.

A The one problem you would face right there is this: or I will ask you a question. Do you think that the City of Edmonton could more economically set up the trained chemists and control organization, to understand the chemical processes in each of these chemical plants and their effluence

old say that, I am a little bit

of citing friends in their papers

local conditions and, which you have

all, can you give --

Whether a city or one area is developed and one is

it is developed as an individual

Can you give us any examples of cities that have

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question. Do you think that the City of

economically as a

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A (Cont.) than the existing chemical staffs and experts that are already in these chemical plants and have to be there for the operation of the plants, who already know the nature of their effluence and are working with them all the time? Do you think the City of Edmonton could set up a unit to control that better than the plants themselves and to gain that knowledge? They would have to have practically a separate staff for each plant to get familiar with the effluent of each plant.

Q Well, in that regard would it be any different from the requirements of a separate municipality? In other words is that a case where the separate municipalities, the over all municipalities deal with the problem on an equal footing or are there other problems where the over all --

A I don't think it is a case of the municipality and the city, I think it is a case of the provincial government and the city. That is where it stands right now. The provincial government places the onus for cleaning up of these effluence from these plants squarely on the shoulders of the plants.

Q Well, let us take it as a grammatic case. Do you think it would be sensible to have a completely independent system for the south side of the City with no regard to the north side? In other words was the mistake made when the south side and north side were amalgamated? Would it have been, would it have been more efficient to keep them separate?

A Well, that argument goes back a long ways beyond my day but I would say that, I would say that there are a lot

The existing chemical

was already in these chemical
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all the time? Do you think the
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and the city. That is where it
provincial government makes the
those effluents from these areas
of the plants.

Q Well, let us take it as a

could be handled by the

the south side of

the side? In other words, was it on

the south side and north side

the side, would it have

1000 yards

that is

- A (Cont.) of problems that are common to the north and south side that have brought about a natural amalgamation there and I think, as I already pointed out, I think it is a natural development for the City of Edmonton to develop five miles north of the river and five miles south of the river. I think I have already committed myself on that point.
- Q But you are not prepared to say that it would have been more efficient if they hadn't got together?
- A No, I frankly don't think that I could give you an honest answer or give you an authoritative answer on that.
- Q But then you are saying though, you think it would be more efficient now to keep apart the new areas that have been added on, are you?
- A No, you are joining up, you are comparing the mating of apples and apples with the mating of apples and oranges.
- Q Now, in what respect?
- A Well, the north side of the City of Edmonton is a residential area, it is primarily an urban, or at least an urban area.
- Q Yes.
- A The south side is primarily urban, the M.D. of Strathcona is not an urban development, it is industrial.
- Q The next question I was going to ask you, let us get off the sewer question. In terms of general, your general knowledge of the area do you think that the additional residential growth of this area is likely to come in the Strathcona area or in what area? In other words is the Strathcona area going to be transferred from industrial to a mixed area fairly quickly? Looking at it from your engineering point of view and design where it would be

(Cont.) ... of the ...
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... as I ...
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... develop five miles north of the river ...
... south of the river. I think
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But you are not prepared to say ...
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No, I frankly don't think ...
answer or give you an authoritative ...

But then you are saying ...
more efficient now to keep apart the ...
been added on, are you?
No, you are joining up, you
of apples and apples ...
oranges.

In what respect?

The north side

area, it is primarily an urban

Yes.

The south side is ...
is not an urban development ...
The next section I was ...
of a river question. ...
twisted the area do you think ...
detail, south of this area ...
or in what area? In other words
area ...
a fairly ...

... there is ...

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Q (Cont.) most efficient to do it?

A Well, I could say this, I know of areas in the M.D. of Strathcona where, where a residential area could be developed from the utility point of view to take care of maybe, say, up to 25 hundred people.

Q Twenty five hundred or 25 thousand?

A 25 hundred people in a single unit. Where that could be developed just as cheaply as the City of Edmonton could develop it, right on their boundaries.

Q Suppose there was the problem of 25 thousand, let us make it big because our growth, as you know, has been running 15 thousand a year. If there was the problem of taking care of 2 or 3 years growth would you think, what area would you think would be most conveniently serviced?

A Well, I don't know, it would depend upon, it would depend upon, I would think that the M.D. of Strathcona and any residential development that is going to take there possibly is going to be in small spots, 25 hundred up to 5 thousand here, maybe 2 or 3 miles away there will be another one, that would be my opinion of how it would happen.

Q What area have you in mind there? Are you thinking of the Campbellton area or are you thinking of closer in areas?

A Well, it was, specifically the point that I was thinking of, it didn't refer to Campbellton, no, they didn't refer to Campbellton specifically but there are areas there that I know of that can be economically developed. The question that enters in my mind is this, granted the City of Edmonton hasn't got the control all over just the areas that people want to build in too close, people build where they want to then the city has to sort of -- I grant you

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A (Cont.) that point but there is, the thing that often comes to my mind is that there is a belt along the north side of the City there, within this five mile limit, with which the City of Edmonton doesn't seem to have done very much with.

Q Now, I will ask you, from the engineers point of view, do you think it would be cheaper and more efficient to service that area or to service the area to the south and east?

MR. BROWNLEE: Excuse me, Mr. Chairman, I wonder if possibly Mr. Moffat could be more explicit as to the area he is talking about to the south so that Mr. Ripley will understand.

MR. MOFFAT: Well, I think if we just go to the map, I will show you what I mean. We have discussed them and everybody else knows what I am talking about. It is this area down here (indicating) and this in here (indicating) or if we take the other map it might be easier to see the other map.

THE CHAIRMAN: I think that, pardon me, Mr. Moffat you just stand --

A I think I have got what you mean, sir. Well, I would say this, that piece south and west of the City and in there, one of the first things you are going to run into there, if you are going to try and treat your sewage in a common treatment plant on the south side of the City you are going to run into a number of sewage lift stations which starts to run into money and costs you, runs your operation costs high. You have got to have them to get across that creek.

MR. MOFFAT: Well, now, what I want to ask you, in general terms. Do you know of any other areas on the north side or the west side that would be any cheaper to service?

A Well, I can say this, that I know of one or two areas on the south side of the river between Edmonton and Fort Saskatchewan where, up to a population of 25 hundred, that you could serve cheaper or as cheaply.

Q Up to a population of 25 hundred?

A Something around there, yes.

Q But in terms of 25 thousand do you know of any areas that would be better to serve than these here to the south and west and the south and east?

A No, I wouldn't say so. I would say this, though, that area to the south and west that the M.D. of Strathcona with there proposed, with their proposed alternative number 1 water treatment plant could serve that just as economically as the city can and develop for 25 hundred there, 25 thousand.

Q Well, now, let us go on to the next step. Your alternative number 1 and number 2 were in terms of the, three thousand gallons per day?

A Three million.

Q No, three million.

A Three million, five million actually.

Q Five million the second figure?

A Yes.

Q How many people would that handle?

A Well, the figure that, on the average consumption, say, of 50 gallons per person per day, 50 into 50 million gives one hundred thousand.

Well, now, what I want to say is that

I do not know of any other areas on the
is or the west side that would be any less

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to a south side of the river between Edmonton

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But in terms of 25 thousand do you

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area to the south and west that the U.S.

with these proposed, with the proposed

number I water treatment plant could serve for

as economically as the city and the

hundred there, 25 thousand.

Well, now, let us go on to the next

number I and number

and per day

Three million.

No, three million.

Three million, five million, ten million.

Five million the second

the world that

more than on the average community, as

per person per day, 50 to 60 million

per day

per day

Q Including industrial. What is the load now on industrial?

A Sixteen million per month, now.

Q That is about five hundred thousand per day?

A That is, that statement I just made was assuming that was all turned over to domestic.

Q I realize that that is why I asked you immediately what industrial was?

A If you say, well, we say that the economic breaking point or break away point is three million gallons, if you built a plant for five million that would leave a reserve of two million which ^{you} could conceivably figure on dividing to build up the domestic population. Two million divided by fifty gives you, what is that, forty thousand population.

Q Something like that would be the load you would have to have there before that would become an economic unit.

A No, no, that would build up, you wouldn't build a plant initially just for, for what you know your industrial load is. You would build up something bigger and you could take up that slack in the interim by supplying the domestic. Once you got that plant built there on the river, southwest of the city, then you, you are faced with the same type of economics that the City has been faced with on their plant, up to this point, that it is cheaper to add additions to their existing plant than it is to go afield, up to the point of diminishing returns.

Q Now, we have developed it on the terms of water and what the problem would be if the area was built up residentially to about this size. Now, going back again on the sewers, in the light of the possible growth of that sort, would

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Q (Cont.) you think it would be more efficient to serve that kind of a community by a separate system or, on the part of an over all system for the whole area.

A Well, I am not just, I haven't got the, run levels over the whole of that area but I would ^{say} that the M.D. of Strathcona, if they were to develop that area for residential would be faced with exactly the same problem as the city would be faced with and certainly one of the alternatives that they would do some soul searching on would be: isn't it more economic to build a separate treatment plant for that little area because of the creek that runs down through it.

Q You mean that little one to the southwest?

A Southwest.

Q Southwest.

A I think they would probably come to the conclusion that the thing to do there is to develop a separate area there for sewage treatment.

Q This is out beyond the university farm area, that you are talking about?

A Yes.

Q Well, now, I could ask you the same question again. If that is to be done would it be better to have that integrated in as part of the over all plan or to have it separate? I think we have been over this about three times.

A I think you are faced with the same things I pointed out before.

Q Yes, one other question and then I am finished. Mr. Brownlee asked you as to the increased capital expenditure

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- 4239 -

Q (Cont.) that you saw in the area and you mentioned the Highway 14 water line out to the reservoir and the addition to the water treatment plant of some sort.

Those are both capital charges which would be charged against the user of water and not against the taxpayer, is that right? Or, do you know how the accounts are set up?

A You mean in the M.D.s arrangements?

Q I mean the City arrangements too?

A Well --

Q In other words you would be selling something for a price rather than adding to the taxes?

A You would be selling something for a price but you borrow the money in order to do that, to make the capital expenditure using the land or the improvements as your collateral, sort of --

Q Yes, in other words if, the financing problem would be there but the recovery of charges would come out of the water rather than out of taxes?

A If the M.D. was to do it, certainly, they would expect that it would be self liquidating out of revenues. The only difference that we draw there is that under the present arrangement there is a 35% surcharge by the City. If the City were to take that area over they would either have to drop the surcharge and lose that revenue or they would have to ask those customers to continue to pay that surcharge.

Q Well, yes, I don't --

A In other words they would have to treat some of their clients or customers within their boundaries with one water schedule and some with another.

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- 4240 -

Q But nobody in the area would object to dropping the 35% surcharge, would they? That would be one benefit to the area, directly?

A Yes, and it would be a loss to the City.

Q That is right .

A We pointed out that would be one loss of revenue that the City would have.

Q Now, I am sorry, I said I only had one more question but I see there is one more yet. Your concept is in terms of a limit of about five miles back from the river with a growth along the river, is that it?

A That seems to me to be the logical thing from the engineering point of view. I don't know about the sociological aspects or anything of that kind.

Q You noticed I started off with trying to get on the engineering aspect and forget about the political, social side of it. From an engineering point of view you are inclined to think that if the City grows the growth should be along the river with a limit to the width out from the river, is that correct?

A I think so.

Q Thanks.

THE CHAIRMAN: Have any members of the Commission any questions to ask Mr. Ripley?

MR. ROBISON: I have three or four.

THE CHAIRMAN: Have you Mr. Hayes?

MR. HAYES: No, I have no questions.

THE CHAIRMAN: Have you?

MR. DAVIES: I will wait and see, until Mr. Robison is through.

THE CHAIRMAN: Yes.

April 1941

How is the new world of 1941? They say it is a new world.

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ROBINSON: I have three

IRVING: Have you?

IRVING: Have you?

IRVING: Have you?

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MR. ROBISON EXAMINES THE WITNESS:

- Q Maybe we can finish this before lunch. Mr. Ripley, when I left Winnipeg, a number of years ago, they had just put in a sewage disposal plant. We heard a great deal about it, in fact, in fact is, you might remember that you might be able to take drinking water out of the material after you treated it. I don't know the engineering behind it but is it necessary that, with all this effluence that you were talking about, could it not be treated in a sewage disposal plant and disposed of that way, without discharging it into the river.
- A Well, the sewage disposal plant, as the term applies in engineering vernacular, refers to a plant that will take a liquid and solid waste and treat them in such a manner that they will render that same quantity of, or bulk of material, render it inoffensive and just pass it through the plant and the same quantity comes out of the plant that goes into the plant, sort of idea. You still have the problem of disposing of that waste or, at least the effluent from your plant but that is, it has to go somewhere and the natural place for it is in a drainage channel or into the river. There are all, there are a great many degrees and methods in the manner of applying this treatment to that quantity of liquids and solids. There is, it is commonly broken down into about three or four stages, most commonly in three stages.

The first stage being screening, screening out the larger solid matter and some form of treatment for the solid matter that is taken off the screens.

Second, sedimentation or primary treatment the treatment there, the material and liquid that is passed through

- 4242 -

A (Cont.) the screens is just allowed to settle quietly and the suspended solids in the liquid drop down to the bottom, scraped off the bottom of this tank and that solid matter is treated in some secondary form.

The next form, the next step is usually to consider the effluent from that primary treatment tank, to consider that as being your liquid effluent or your liquid treatment problem and it is necessary, the characteristics of that liquid from the primary tank are such that those, that it still has a high percentage of dissolved solids in it. It has a tendency to absorb great quantities of oxygen in an endeavor to oxidize and neutralize, you might say, the dissolved sewage matter and do, what we call the completely, complete the oxygen cycle, make it inert and inoffensive. So, the next step is to oxidize that liquid material and you can do that in any number of ways. You can blow air up through it or you can take and sprinkle it around with a big sprinkler arm so it comes in contact with the air. Then, there is the next step which is, you frequently resettle that effluent. Well, now, all those stages, and a number of stages are an index of the degree of treatment that you give the water that you eventually dump back into the river.

Q Well, my whole point, Mr. Ripley, was to discover if it is not possible to render the effluent inoffensive, so far as the river is concerned, so that what you dump back into the river, through the sewage disposal plant it does not contaminate the river at any point.

A That is certainly possible, sir.

Q That is possible.

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- A It is possible, within the engineering practice of the day, it is only a matter of cost.
- Q That is right.
- A Of supplying these number of, the number of steps required to achieve that end.
- Q Yes, that could be done in this City as well as Winnipeg or any other City?
- A Oh, absolutely, absolutely.
- Q The source from which Strathcona might get its water supply is, of course, available to Edmonton, isn't it?
- A Yes.
- Q And vice versa?
- A Yes.
- Q Assuming amalgamation you, as an engineer, would not say that that makes any difference, political authority makes no difference, Mr. Moffat was asking you about that?
- A The physical problems are the same.
- Q That is right, the physical problems are exactly the same?
- A That is right, the administrative problems may vary but certainly the physical engineering problems become the same.
- Q These costs you were mentioning, two million three hundred thousand for one plant and two and a half million for the other plant, has the municipality, in developing these plants, ever had any consultation with the engineers of the City? Has there been any attempt made at coordination and working together in the best interests of the over all area?
- A To the best of my knowledge they have, had some number of discussions, I believe maybe Mr. Brownlee could answer that better than I could. I do know that the matter of

A (Cont.) this treatment plant has been discussed with the City and I remember on one occasion discussing, or at least, I believe it was a phone call from Mr. Menzies, the City Commissioner, asking us about certain details of the plant that we were proposing here that we had discussed with him previously and asking about these details. I imagine the reason he was asking about that because it was at the time the City was contemplating trying to determine the size of the expansion that they should make in their existing water treatment plant and I imagine that he had in his mind there, well, all right, these things sort of tie together somehow and we can't one just can't ignore the other.

Q Do you, as an engineer, think it is good public policy for two jurisdictions, which are contiguous, to be dealing with a basic primary matter like sewage and water to be moving independently of one another or in apparent independence or should there be a form of agreement, a formal understanding because it is an over all area problem, isn't it?

A I would say this, I am hardly in the position to argue politics --

Q Answer it as an engineer, answer then as an engineer?

A I think, if it is handled all as one problem, it breaks itself down into sub problems. The problem of treating the sewage, for instance, for the City of Edmonton domestic sewage for the City of Edmonton as one problem, whether the City of Edmonton is doing that and treating the effluent from the industries or whether the City of Edmonton is just doing the domestic problem and somebody else is doing the

- 4245 -

A (Cont.) treatment for industries, the problems are the same but they are two problems that differ considerably. If one authority has the over all control of the whole thing they have the problem of the administrator on top and a staff that takes care of the problems, of the domestic problems and also a staff that takes care of the problem of the industrial waste problem. If two authorities do it which is as the present, well, how it has happened up to date, the City is primarily faced with their domestic problem and another authority is faced with the industrial problem.

Q Should there be any relationship between the two?

A I think that in the best interest of good economy that they have got to be coordinated, whether that coordination is under the level of the City or whether it is under the level of the province I am not competent to decide.

Q Well, then, you do agree that a measure of coordination and, I would gather you mean also planning, may be necessary to effect the most economical set up.

A The right hand should know what the left hand is doing, I think.

THE CHAIRMAN: Mr. Ripley, this man would like to know what we are going to do now. Will it be convenient for you to return this afternoon for a short time?

A Yes, it could be, sir.

MR. BROWNLEE: Yes, we will bring him back, Mr. Chairman.

THE CHAIRMAN: Thank you very much, we adjourn until 2 o'clock.

(At this time the Commission is adjourned until 2 p.m. this same date and reconvened.)

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PROCEEDINGS AT 2:00 P.M.

THE CHAIRMAN: You have something, Mr. Garside?

MR. GARSIDE: Yes, I hope it won't take many weeks.

(hilarious laughter)

THE CHAIRMAN: No, we won't go any further.

MR. GARSIDE: The ones that were asked for by Commissioner Robison yesterday, the By-law regarding Business Tax headed, "By-law Number 1460. A By-law Providing for the Assessment on a Rental Basis of Any or All Businesses Carried on Within the City of Edmonton and for the Payment by Any Person Carrying on any Such Business of a Tax Upon the Assessment Thereof to be known as 'Business Tax'.".

THE CHAIRMAN: 194 E, Mr. McGruther. Just the one at this time, Mr. Garside?

MR. GARSIDE: Pardon me, sir.

THE CHAIRMAN: Just the one exhibit now?

MR. GARSIDE: That is right.

THE CHAIRMAN: Let's see, the number now, the number of the By-law, would you give it to me?

MR. GARSIDE: 1460, it is amended by By-law 1530, and I'll put the amendments in here.

BY-LAW NUMBER 1460 WITH
AMENDMENTS AS DESCRIBED
IS ENTERED AND MARKED
EXHIBIT 194E.

THE CHAIRMAN: Carry on Mr. Robison.

MR. ROBISON: Well, I have practically finished, but, I just want to pursue what we were talking about prior to the noon recess. You had stated, as I remember it, that some degree of co-ordination

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Q (Cont'd) I believe you called it, would be in the best interests of the two jurisdictions, am I correct in that?

A That is right, sir.

Q Now, I asked you this, in your opinion is it in the best interests of this overall area, for two municipal jurisdictions, to be dealing somewhat independently with common problems such as sewer and water, arising from the population growth?

A I don't know whether I can exactly say whether it is in the best interests. I do feel this, that the cooperation in the form of co-ordination between the efforts of the city and the municipality, where their interests are in common are running parallel, adjacent. The cut of cooperation to date at the engineering level has been very excellent. There has been what I would call little or no wasted effort or lost motion, and I think there have been numerous indications, or examples of excellent co-operation of that kind.

Q Let me carry that just this step further, if I am wrong, please correct me. You are claiming that the water, would you pull that map down Dr. Harries please?

DR. HARRIES: Yes, sir.

MR. ROBISON: That bottom line runs south of the City of Edmonton, and connects with the river at the point on the map there. Now, what I would like to know in planning that outlet or whatever you call it. What relationships of a formal nature

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Q (Cont'd) have developed with the City of Edmonton.
What I am driving at is this, the municipality could go ahead in the pursuance of its solution of ^{their} water problem, and ignore the city completely as I see it, and go down there and it might affect the city's water problems considerably. Now, am I wrong in my understanding of that?

A I don't know just where, at least, I would say this, our plans in working that out, when we had worked it out have been discussed, there have been discussions between the municipality and the City Engineers and Commissioners, which explained the M.D.'s plans and thoughts, and long range planning, and the city is conversant with them. I believe that at one point in the planning of this thing that the city was afforded an opportunity to ask their opinions on it, how it would affect them. In other words, what I am trying to say, this hasn't been done just, "City be damned sort of ideas". That hasn't been the attitude in that study at all.

Q No, but has the city or municipality entered into any agreement or formal arrangement that would cover that situation? It would seem to me that something in the nature of water agreement would be necessary, they have them in other cities.

A The city already has in existence, an arrangement with the municipality for the sale of water on highway 16 at 75th Street.

Q Yes, I know that.

A Then the city, the municipality applied to the city

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A (Cont'd) for two million gallons a day, water, supplied to the municipality at highway 14 and 75th Street. That application I believe, is before the city now, and, when that application was put before the city, a full dress discussion of the municipalities plans, future plans was put before the city, and the city indicated to the municipality what their plans were in the way of extra treatment facilities. In other words, there was an exchange of plans, thoughts, and, it was fully discussed with the city at that time that, the city made it very clear as a matter of fact, that they were prepared to supply the municipality this three million gallons a day. They could for a period of five years. After that time the city would require that five million gallons a day for ^{their} own purposes. The city pointed out to the municipality they would have to make their own arrangements for supplying their own water beyond that point, which ties in with the justification for this plant to the south there.

Q It ties into it, but, could that sort of tie-in effect the natural rights of the city, having regard to their population and the river?

A Well, I don't see ^{how} it could affect them, for instance, if the city were to expand into that corner there, the southwest corner, that plant in that location could properly serve the city's development in that corner more economically than the city could from their own plant in the centre of the city.

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Q You didn't think it would affect the city?

A In other words the city would want to buy water from the municipality, in other words, an interchange of water. The city would take water from the municipality at one point, and deliver it to the municipality at another point. In other words, swap water, that is quite common in power, very common, very common practice.

Q Well, let me ask you this concluding question. Assume ^{that} these boundaries are no concern of yours as an engineer whatsoever. What you are concerned with, and what we are concerned, was a problem of sewer and water, technical problems. Do you feel as an engineer, that these alternative lines are the best disposition of the water problem that affects part of the area under consideration?

A Well, I think they are excellent dispositions, or, excellent locations.

Q Are they in the best interests, that is what I am trying to get at. As an engineer, and ignoring all municipal boundaries, rights, or anything else, is this the best way to do it, having regard to the situation, physically, that we are faced with?

A Well, having regard for the present situation, that is in view of the degree of pollution in the river at present --

Q Right?

A -- I think that this plan, this alternative number one, has the best interests of the ^{development on the} south side of the river at heart.

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Q And, as an engineer you would recommend that?

A Yes.

Q Thank you Mr. Ripley.

MR. DAVIES: Mr. Ripley, do I understand your original proposal to take the water supply was just below the present Beverly Bridge, or was it above, on your first proposal?

A I am sorry sir, I was just a little bit out, and I corrected myself later, and I didn't really point that out. In studying this thing originally --

MR. DAVIES: This is two years ago?

A Two years ago. We studied the area from the Beverly Bridge, or the Clover Bar Bridge, around to this point to a mile, on the south side of the river, to a mile east of 75th Street, and, we determined that the logical point, and the best site, if the water was suitable in the river below the city would be at this point, a mile east of 75th Street on the river.

Q MR. DAVIES: Right?

A And, I probably didn't explain, a study was made on that area, but, this was the final location that was decided upon as being the best.

MR. MOFFAT: I wonder if I might ask just one question Commissioner Davies? Is that site the same site that is now proposed for the sewage disposal plant, or, how far would it be away from where that proposed sewage disposal plant --?

Well, this
A /I believe is your sewage disposal site, and, that is just about the same location.

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MR. DAVIES: Well, my next question is, at the time that you surveyed, or made your engineering survey of this site. That is roughly where 75th Street intersects the river, was the main city sewage disposal plant then where, where was it then?

A The main sewage disposal plant was on the south side, was
/in the south side park.

Q MR. DAVIES: That is Queen Elizabeth Park?

A Somewhere in about here, the north side, is just down below Highland Court.

Q How far would the north side one be above that site, a mile?

A Probably, oh, maybe two miles at the most, I would say.

Q MR. DAVIES: Well, in view of what you told us about the difficulties when the river froze over, would you be seriously contemplating establishing an intake for water just a mile or two below where the city was, the city sewage plant was spilling over into the river, is that sound engineering-wise?

A Let me go back there just a bit here sir and answer that question. The assumption of locating a plant there, was based upon the city constructing in something of the order of five to seven million dollars worth of sewage treatment works to clean the river up.

Q MR. DAVIES: But, it would still be cleaned up up above that point would it?

A And, under those circumstances, if the city was

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A (Cont'd) to install sewage treatment works to that extent. That, by the addition of \$140,000 - odd to the type of plant that would be put here, we could build a plant that would be quite safe there, to supply excellent water.

Q MR. DAVIES: Even in winter time?

A Even in winter time.

Q MR. DAVIES: Is that commonly done?

A Well, maybe not quite so close, but, I can cite you cases where it is very nearly that close. You go down^{along} the Passaic River in New Jersey, you have Jersey City putting in their sewage on one side of the Passaic River, which is really just a canal. Harrison putting in their sewage a quarter of a mile down or so. Newark putting in their sewage just a few miles down, and they are also using that same stream for their water, they are just that close, just one right on top of the other. You don't know when you are out of one city and into the next. That is dictated by necessity.

MR. ROBISON: Do they have the same ice problems there?

A They don't have the same ice problem but, as I say, they don't treat their sewage to the same extent as the City of Edmonton would have to. I think we have already pointed out the City of Edmonton, in order to get the same degree of affluent, the treatment of their affluent, those people get, they would have to build a more

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A (Cont'd) elaborate plant, but, that is the reason why this problem ^{of the treatment} and all the rest of sewage treatment, that is the reason we sort of favour this one. That gets us up above that problem. Have I answered your question?

Q MR. DAVIES: Yes, I think you have, and it is just a bit shocking to a layman, a man who doesn't know anything about engineering sitting up here, to think, that a mile or so upstream the sewage is going under the ice, and, a mile or two below they are taking the water out, and making it come to all health standards, and then putting it back for consumption.

A Well, ^{maybe} this is digressing, but, prior to the Second Great War, one of the most discussed, and considered to be one of the best sewage treatment, and water treatment arrangements in Europe was in the City of Berlin in Germany. In that case they built a big artificial reservoir in the centre of the city. They disposed of the sewage from a large section of the city into this reservoir. They keep what they call "a balanced life cycle in the reservoir", by keeping a certain balance between the vegetable matter in the reservoir, and the weeds etc., the sub-water weeds, and Carp and Fish, and, they take their water out of that same reservoir, and treat it, and use it again. And, to top it all off they sell the carp on the markets, in the fish market.

MR. DAVIES: That is a very fragrant illustration
Mr. Ripley.

DR. HARRIES: Pardon me sir, is it not a fact

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DR. HARRIES: (Cont'd) that there are three water intakes on the river within a mile and a half of the area you have discussed, and, one of them is presently used as a source of, I think the word is, "potable water", is that not now the case?

A That is the case, there is the City's Intake, Imperial Oil Intake, McColl-Frontenac, I believe have an Intake, B.A. Oil have an Intake, Canadian Chemicals have an Intake. All within a very few miles. Canadian Chemicals use their water that they take in from their intake for domestic purposes, for drinking purposes.

MR. HAYES: Right now?

A Right now, they have a treatment plant where they treat it, and use it for drinking purposes.

MR. DAVIES: The next question is, what is the average daily sale of water now in the M. D. of Strathcona?

A It runs about 16 million gallons a month, half a million a day.

Q MR. DAVIES: And, is any of that piped into residences?

A I understand there are very, very few along the residences line/ that take it, there is one little Tourist Camp along the way, and, there was at a time a little development called Terrace Heights, that was served by the M.D. domestic establishments, has, that/ was taken over by the City, plans and details of that --

MR. DAVIES: What would be considered the average consumption in a city like Edmonton for

Washington, D.C.

June 1, 1964

Mr. Robert A. Kennedy

Dear Mr. Kennedy:

I am writing to you today to express my

deep concern over the

chemicals that are

being used in the

production of food

and the potential

harm to the health

of the people.

It is my belief

that the use of

chemicals in

agriculture is

increasing at an

alarming rate.

Many of the

chemicals used are

known to be

harmful to the

human body.

I am sure that

- 4256 -

MR. HAYES: (Cont'd) a home each year, per capita consumption?

A Per capita consumption would probably run somewhere between 40 and 70 gallons per person per day.

Q MR. DAVIES: That includes industrial?

A With the industrial use it might go a little higher than that. A fairly common figure in the States, where actually they use more water per capita than we in Canada do, is 100 gallons per person a day, that is pretty liberal for Canada, and that includes both light industrial, and commercial, and domestic.

Q MR. DAVIES: Now, you can sit down Mr. Ripley. Now, in connection with the question of this water supply line you mentioned along, that one would have to be constructed along highway 16, is that right?

A There is one already constructed along highway 16 sir, that the M.D. of Strathcona presently serve these industries with. We would like, next year, or the year following, to augment that by another line parallel to that along highway 14, two miles south of that.

Q MR. DAVIES: And, that is the one you referred to that the city would have to build?

A Yes.

Q MR. DAVIES: So, whether, if there is an amalgamation, that will have to be built by the city, if there wasn't, it would have to be built by Strathcona, is that right?

A That is right.

Q MR. DAVIES: Now, am I correct in assuming that, at the present time as far as the M.D. area of Strathcona. The M.D. of Strathcona is not taking any sewage from anybody?

A Well, no, in the sense that the industrial plants out there are taking care of their own sewage matter, treatment of their own sewage matter, and disposing of that in the river under what you might call paternal guidance and approval of the M.D. and the Provincial Health Department.

Q MR. DAVIES: So that the M.D. of Strathcona at the present time hasn't got into any sewer plans then?

A They haven't got into any sewer works, although they have done some investigations.

Q And, have you done these investigations, and ascertained any costs?

A As I previously pointed out, we did an investigation for Sanitary Sewage, and Storm Sewage for the M.D. to encompass those three sections.

Q MR. DAVIES: Would you mind calling the numbers please?

A Section 2, section 35, and section 26. Those are the three sections immediately east of 75th Street.

Q MR. DAVIES: Have you any figures on that in your head?

A I am afraid I haven't, that was done probably three or four years ago, and I would have to ^{dust up and} find out.

Q MR. DAVIES: Well, let's turn now further, to

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Q (Cont'd) any other study, what other studies have you done. Have you done any studies for example, on the proposed Campbellton site, were you called in on that?

A We have represented the M.D. of Strathcona in connection with various problems that have arisen in that regard, and, we have some cost estimates of running the water out to this proposed Campbellton site, and, I don't know whether we have got quite as far with the cost of sewage disposal; although, we do know of feasible routes for conducting this sewage, sewage outfall down to the river. And, we have advised the M.D. Council as to the degree of sewage treatment we would recommend, that they would insist would be installed with the Campbellton development.

Q MR. DAVIES: And, that was a local plan by evaporation I presume, was it?

A No, that was what we would call to include at least secondary treatment.

Q MR. DAVIES: Well, where was it proposed, where is it proposed that the sewage from Campbellton would be disposed of. How would it be disposed of, if the plan was proceeded with?

A Just let me orient myself here now. Section 27 here I believe is Campbellton. Campbellton, yes, that is section 27 there, that was, it is not shown on this, this creek is not, the depression that the sewage was to come out, but, it came out somewhere in about like this, it followed the low depression to get out into the river. That would

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A (Cont'd) be the sewage outfall line, and then there was to be a treatment plant somewhere along the river there.

Q MR. DAVIES: And, have you got any costs on that?

A I think we had some very approximate costs, but, I don't think the thing proceeded to the stage of actually working out the detail costs .

Q MR. DAVIES You couldn't give us any approximate total?

A I couldn't give you it right off hand.

Q MR. DAVIES: In any event the Campbellton sewage would go down to the river through that recession sewer to the treatment plant, that would have to be built down there.

A That was the idea, yes.

Q Then, what about water supply for Campbellton?

A Water supply, there was one thought, taking water supply out along highway 14 here. An extension of this line we were talking about, \$300,000.00 line that could be extended out here to section 27, or, it could be taken out direct from the reservoir to section 27. That would involve a little economic study to see which was better.

Q MR. DAVIES: You haven't any costs on that?

A I believe the costs were made up, but, I haven't them here.

Q Just for the record, how many miles would it be from that central point that you were measuring the water to in the Strathcona L.D. area?

A Four miles.

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Q MR. DAVIES: From that central point to the Campbellton site?

A Yes.

Q MR. DAVIES: And, how many miles would it be roughly from the Campbellton site down to the river for the sewer?

A Not over three miles.

Q MR. DAVIES: How many miles of water distribution lines are there now, right from where the M.D. of Strathcona takes delivery at the city boundary, from there out, can you tell us how many miles there are?

A There is approximately four miles out to the B.A. Refinery, and, this last two or three months we have installed approximately another mile connecting up to the reservoir. I would say about five miles.

Q MR. DAVIES: And, which section is your reservoir on?

A This red spot here represents the reservoir.

Q MR. DAVIES: It is what section?

A It is on section 30, in the Northeast corner of section 30.

Q MR. DAVIES: And, the reservoir is now totally completed?

A The reservoir is now still under construction. As a matter of fact, there was some construction defects in it, and, it has been necessary to, for the contractor to effect certain repairs before we will take it over, in other words, it is incom-

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A (Cont'd) pleted construction.

Q MR. DAVIES: And, no water being put in it yet then?

A We did run a test, and, the test showed up these defects and due to the weather now we can't repair them until the weather improves.

Q MR. DAVIES: What would be the total cost of the reservoir?

A About \$30,000.00.

Q MR. DAVIES: Are there any other studies your firm has made for the M. D. of Strathcona engineer-wise that you think would be of any interest to this Commission?

A I don't believe so.

Q MR. DAVIES: What other studies have you done, for example?

A For M.D.?

Q MR. DAVIES: Yes?

A Or for other M.D.'s?

Q No, for the M.D. of Strathcona in this area?

A The only other study was an expansion of this water study you might say, I think I mentioned it before. We did give them an idea of the cost of running a line right up as far as Fort Saskatchewan, which was a super long range objective, maybe just something for the shelf.

Q MR. DAVIES: That is all thank you.

MR. ROBISON: I would like to ask Mr. Brownlee something. Mr. Brownlee, I am not up to date on riparian law, and I don't recollect whether the

- 4262 -

MR. ROBISON:(Cont'd) Dominion Government has anything to do with ^{this} situation or not. And, secondly I am not clear as to whether there is any necessity of formal agreement between the city and the municipality, in regard to these matters affecting the river. I would like to know just exactly what the legal position is if any. Whether there is an onus for example, on either party, and, what the evidence of it is?

A Well, now, sir, I wonder is that something I can obtain for you?

Q MR. ROBISON: Oh, quite, I just would like to know what that situation is?

A Yes, well, I would like to just consider it before I try and give you an answer that would be worth while.

Q MR. ROBISON: The witnesses said they had cordial discussions, and that they seemed to agree, but, what I wanted to know, is it necessary to go beyond some cordiality, and have it expressed in terms of a formal agreement of some kind or some documents?

A If I might prepare a formal reply for you on that sir.

Q MR. ROBISON: My colleague suggests maybe the City would know more about it than you would, maybe you could clear it up with Mr. Garside?

A Well, I will talk to him about it before I frame an answer.

Q MR. ROBISON: I rather thought you would anyway?

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MR. BLACKSTOCK: It is a navigable river, it comes under the Federal Government, the bed of the river.

MR. DAVIES: There was some thought, some suggestion, Mr. Blackstock, in the Brief of the M. D. of Strathcona, that the city owed something to the M.D. of Strathcona, by reason of certain things that it had done or failed to do. That is speaking from memory, I thought there was something to that effect?

MR. BLACKSTOCK: By reason of the pollution?

MR. DAVIES: Yes.

MR. BROWNLEE: That is right sir.

MR. DAVIES: I think that you felt the extra cost you were going to be put to, for example, of taking out water if I remember rightly that morally that is assessable against the city, is that right?

MR. BROWNLEE: Yes, sir that is our position.

Q MR. DAVIES: Have you anything to say about that Mr. Garside?

MR. GARSIDE: First of all, I would like to say that the North Saskatchewan River is a navigable river, and would come under the jurisdiction of the Federal Government. As to the suggestions of the Municipality of Strathcona, I take it their complaint against the city is the same complaint as the complaint of Fort Saskatchewan. Namely, that we're polluting the river. Once we get, I understand by this fall there will be a very great improvement in

THE
OFFICE OF THE
ATTORNEY GENERAL
STATE OF NEW YORK
ALBANY
JANUARY 10, 1901
TO THE
COMMISSIONER OF THE
LAND OFFICE
SIR:
I have the honor to acknowledge the receipt of your letter of the 7th inst. in relation to the application of the State of New York for a lease of the land owned by the State of New York, and in reply to inform you that the same has been referred to the proper authorities for their consideration.

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MR. GARSIDE:(Cont'd)the condition down there,and perhaps,
the nuisance element will be completely gone in
another year or so; so the only claim I presume
they speak of^{the}is nuisance by pollution of water,
is that right?

MR. BROWNLEE: That is correct, Mr. Garside.

MR. DAVIES: What I don't understand now, Mr.
Garside, is, if these plants right in the immediate
vicinity of the industrial area are able to take
water out of the river and drink it, why are we
worrying about Fort Saskatchewan twenty miles down,
and why is the city paying them \$27,000.00, that
is what I don't understand.

MR. BLACKSTOCK: I think Mr. Ripley said they
had to treat the water?

MR. BROWNLEE: Yes, I think it is due to the
fact that they had to spend extra money to make
it usable, where they would not have had to do
so if it weren't for the city's polluting of the
river.

MR. BLACKSTOCK: Now Mr. Garside,^{do}you require license
from the Dominion Government to take water from the
river.

MR. GARSIDE: I might better look it up, but
certainly this is the first time I have heard it
suggested.

MR. ROBISON: That is what I was getting at,
that sort of thing, know exactly what that sort of
thing is.

MR. BLACKSTOCK: If you are going to take water
for irrigation, you get a license from the Dominion

MR. BLACKSTOCK:(Cont'd) Government to take so many
acre feet.

THE CHAIRMAN: The same thing would apply to
the result of dumping sewage, no requirement
license, permission, or anything?

MR. GARSIDE: I think in regard to that, if
we are doing it, we are committing a nuisance.

THE CHAIRMAN: You are what, I didn't hear you?

MR. GARSIDE: Committing a nuisance.

THE CHAIRMAN: Yes, but, I mean, you don't have
to get authority from the Dominion Government or
anybody else to do it?

MR. GARSIDE: Oh, no.

THE CHAIRMAN: You may be committing a nuisance
but --

MR. GARSIDE: Very much subject to the injunction.

MR. BLACKSTOCK: If you had authority to do it,
then nobody could complain.

MR. HAYES: Well, who ordered this clean up
business, is that the Provincial Department of Health?

MR. GARSIDE: Yes, sir, that is right.

MR. HAYES: How did it come about that they
should object?

A I think it was because the situation became so
bad, on account of the very rapid rise in the pop-
ulation, and the impossibility of the city to get
the money to build the necessary plants, and then
we got, of course, we got permission from the
Government, Provincial Government, to delay the
completion of this, and I don't think the city did
it within the specified date, then Mr., I think

MINISTRE (Gouverneur) : Je ne puis pas

vous le dire.

M. GAGNON : C'est la même chose.

Le résultat de l'enquête, cependant,

l'absence, perçue, ou autre.

M. GAGNON : J'attends la réponse de vous.

Je suis en train de vous dire.

Vous savez, j'ai dit à vous.

Je suis en train de vous dire.

M. GAGNON : Oui, mais, vous savez.

Je ne puis pas vous le dire.

Je ne puis pas vous le dire.

M. GAGNON : Oui, mais, vous savez.

LE PRÉSIDENT :

Je ne puis pas vous le dire.

M. GAGNON : Oui, mais, vous savez.

M. GAGNON : Si vous ne pouvez pas.

Je ne puis pas vous le dire.

M. GAGNON : Oui, mais, vous savez.

M. GAGNON : Si vous ne pouvez pas.

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A (Cont'd) it was Dr. Somerville pointed out to us the condition was still bad, and simply stated that you must do this before another stated date. I think /the date was this fall, and as you have heard before this Commission the city is absolutely obligated to pay \$6,000,000.00 for the building of a new plant, the plans I believe have been drawn, and the work will proceed this year.

MR. DAVIES: This wasn't on the instigation of Strathcona?

A Oh, no, no, I would not suggest that at all.

MR. BLACKSTOCK: I think it became accute though, when Fort Saskatchewan decided they wanted water and sewer?

A Yes, to be quite frank, the question of Fort Saskatchewan. I believe it was suggested that the matter was going to be brought up in the House, and, when the agreement was made with the Fort Saskatchewan town to give them temporary assistance, and that is one of the features in the order.

MR. HAYES: That temporary assistance, that wasn't this \$27,000.00 was it?

A Yes.

G MR. BROWNLEE: Sir, I believe that section 261 of the City Charter. Now, I don't have it before me deals with the question of responsibility of the city with regard to pollution.

MR. ROBISON: 261?

MR. BROWNLEE: No, sir I am sorry.

MR. ROBISON: 321, 321 is a long section about

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- 4267 -

MR. ROBISON: (Cont'd) authorization of construction,
of
and maintaining sewers, drains and ditches, and so
on.

MR. BROWNLEE: Well, the section I was referring
to was in the old City Charter, now, I don't know
the section in The City Act, possibly I could get
that during the adjournment.

MR. ROBISON: That is all right.

MR. HAYES: Mr. Ripley, you didn't carry on
any surveys out in Jasper Place, did you?

A No, sir, we didn't, we weren't doing the work
in Jasper Place, we were doing the work in Beverly,
and Fort Saskatchewan.

MR. HAYES: Who were the engineers in Jasper
Place?

A Haddon, Davis, and Brown ^{of Calgary,} were the engineers.

MR. DAVIES: Just for the record, Mr. Garside,
are we correct in presuming, now, the city isn't
accepting delivery of any sewage at all from Beverly,
and, Beverly is looking after its own sewage entirely,
but, you are taking the Jasper Place sewage, is that
right?

MR. GARSIDE: That is my understanding.

MR. DAVIES: And Mr. Ripley confirms it?

MR. RIPLEY: That is right, sir.

MR. GARSIDE: I should say in the new plant,
the sewage disposal plant, there will be provisions
to take the Beverly sewage.

MR. RIPLEY: Well, that would hardly tie in with
the way the Beverly Sewage Collection System has been

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THE
OFFICE OF THE
TREASURER
OF THE
UNITED STATES
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MR. RIPLEY:(Cont'd) laid out. Acting as designers of the Beverly sewage treatment, the sewage collection system, that I could say that wasn't taken into consideration. It was considered more economic to take the sewage from Beverly west, or east, than to bring it back west through the city, because of elevations.

MR. BLACKSTOCK: You had to do a lot of things in Beverly, because of the limited borrowing power?

A That is correct sir.

Q MR. ROBISON: Now, do I understand, that when this new sewage disposal plant is constructed they will be taking the Beverly sewage, I want to be clear on that?

A That, in speaking for the town of Beverly. Under the present arrangements, and under the present layout of the sewage collection system, that is not so. However, if the city builds a plant that is capable of taking that sewage, and, it is economic to bring it back, to bring the sewage from Beverly back all the way around. Beverly disposes of its sewage in about that point, and I understand that the city treatment plant is going to be back some-^{it} where around about here. Now, I think that is not too economic to bring the sewage all the way back along the river bank here to a treatment plant. I think the cost of that outfall line they could build a plant.

Q MR. DAVIES: Well, Mr. Garside is under a misunderstanding then?

MR. GARSIDE: No, I don't think so sir, Commissioner Menzies will of course be giving information.

Committee (Joint) and, feeling

of the river system, it would not

take into consideration the

economic to take the river in

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because of elevation

Mr. BLAIR: You are to

Beverly, because of the fact

that is correct sir.

Mr. ROBINSON: Now, I want

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too economic to bring the sewage, and in

along the river bank there is a provision

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MR. GARSIDE:(Cont'd) Did I understand you to say
this is the approximate location?

MR. RIPLEY: Somewhere in about there.

MR. GARSIDE: I am talking about this point?

MR. RIPLEY: Well, that is on the southside of
the river sir.

MR. GARSIDE: That is true, there is going
to be provision for a large --

MR. RIPLEY: And, the city is contemplating
taking ^{Beverly} sewage across the river into that plant.

MR. GARSIDE: That is my understanding.

MR. RIPLEY: That would involve pumping
across the river.

MR. MOFFAT: Well, as I understand, if I
could get in the middle of this for a minute.
The city's plan definitely is to bring the north
side city sewage across to the plant on this side,
and the plant is going to have facilities to handle
Beverly. Whether or not it will actually handle
Beverly will depend on how the thing works out in
time, but, as far as capacity is concerned the
plant will be able to handle it and all the north
side sewage will be brought across the river in any
case from the parts on the north side of the city.

MR. RIPLEY: That may be so in the design of
the plant itself, the capacity will be large enough
to take care of the M.D. of Beverly. In as far
as I know there was no, that wasn't considered
in the layout of the Beverly sewage collection
system. We could build for approximately, for
a quarter of a million dollars, we could build
the equivalent of the City of Edmonton treatment

March 1911

To be paid

Mr. J. H. H.

For the year 1910

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MR. RIPLEY: (Cont'd) plant, we could build that for Beverly, to handle all Beverly's stuff. By the time you bring the sewage from Beverly, collect it together and bring it even to this point back around here and across the river, you would have the best part of \$250,000.00 shot I would think in your outfall.

THE CHAIRMAN: Well, we will doubtless hear more about that when Commissioner Menzies is here, so, we don't need to spend time on that today. Now Mr. Brownlee will you --

MR. BROWNLEE: I just wanted to ask Mr. Ripley two very brief questions. You referred to Terrace Heights. Now, wouldn't you say that is a very good example of fairly complete cooperation between the city and the municipality?

A I would say that it was, the Terrace Heights area was served with water from the municipal water line. The installation was done by the municipality, in the interest of standardization and cooperation and facility and operation. The standard, and valves, and fittings, and hydrants and etc., and conventions ^{to} as location of the water mains were followed explicitly city standards were followed explicitly; so that there could be interchange of say, connections to the hydrants, fire connections to the hydrants, complete interchange between them. That was done and in addition, a complete set of plans were filed with the city, they have all the records of the thing, and eventually when they took it over, they just took over something

- 4271 -

A (Cont'd) they knew all about already, in all the details.

MR. BROWNLEE: Thank you very much.

MR. HAYES: How long ago was this?

A This would be in the last couple of years.

MR. HAYES: Two years ago?

A Yes, within the last two years.

MR. BROWNLEE: Thank you sir, that is all.

THE CHAIRMAN: Now, may we assume that we have questioned this witness to the extent that we wish to. Well then, if there is nothing more on the part of the City, then thank you Mr. Ripley. We felt the evidence you have given us I would say that from the standpoint of the layman very clear. Engineering evidence is not always as readily interpretable as what you have given us today, and we wish to thank you very much, so, you may be excused.

MR. RIPLEY: Thank you.

(The witness steps down)

THE CHAIRMAN: Now, we have to discover where we are at at the moment.

MR. BROWNLEE: Well Mr. Chairman, I have previously suggested that after presenting our engineer to give evidence, we had thought of going back to the cross-examination of Dr. Harries, but, I now wonder, whether, while this interruption has been going on it might be just as well at this point to produce Mr. Hawkins, the Secretary, and let him

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MR. BROWNLEE:(Cont'd) deal with Exhibit 174 on Sub-
divisions.

THE CHAIRMAN: Yes.

MR. BROWNLEE: Yes, I anticipate it might, it
might fit in very well, but, we are competely in
your hands in that regard sir. It doesn't make
any essential difference to us.

THE CHAIRMAN: No, well, speaking as just one
individual of the Commission, it certainly doesn't
make any difference to me, I would be glad to have
this disposed of as you suggest. There is one
question I meant to ask you Mr. Brownlee. Did you
intend ^{you have completed} after/direct examination, or cross-examin-
ation with Dr. Harries, that the Reeve will be
called?

MR. BROWNLEE: Yes, sir, for cross-examination.

THE CHAIRMAN: And, so, this is something the
Reeve will be subject to cross-examination on,
the Brief to be presented?

MR. BROWNLEE: Quite sir.

THE CHAIRMAN: So, this is another inerpolation
like the visit of the engineer?

MR. BRONWLEE: That is correct.

THE CHAIRMAN: Now, what have you to say about
that?

MR. MOFFAT: Just this, Mr. Bronwlee mentioned
it to me, this suggestion, I think it is an exceller
one.

THE CHAIRMAN: Yes.

MR. MOFFAT: Because, I think we should have

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Mr. HOWARD

THE CHAIRMAN

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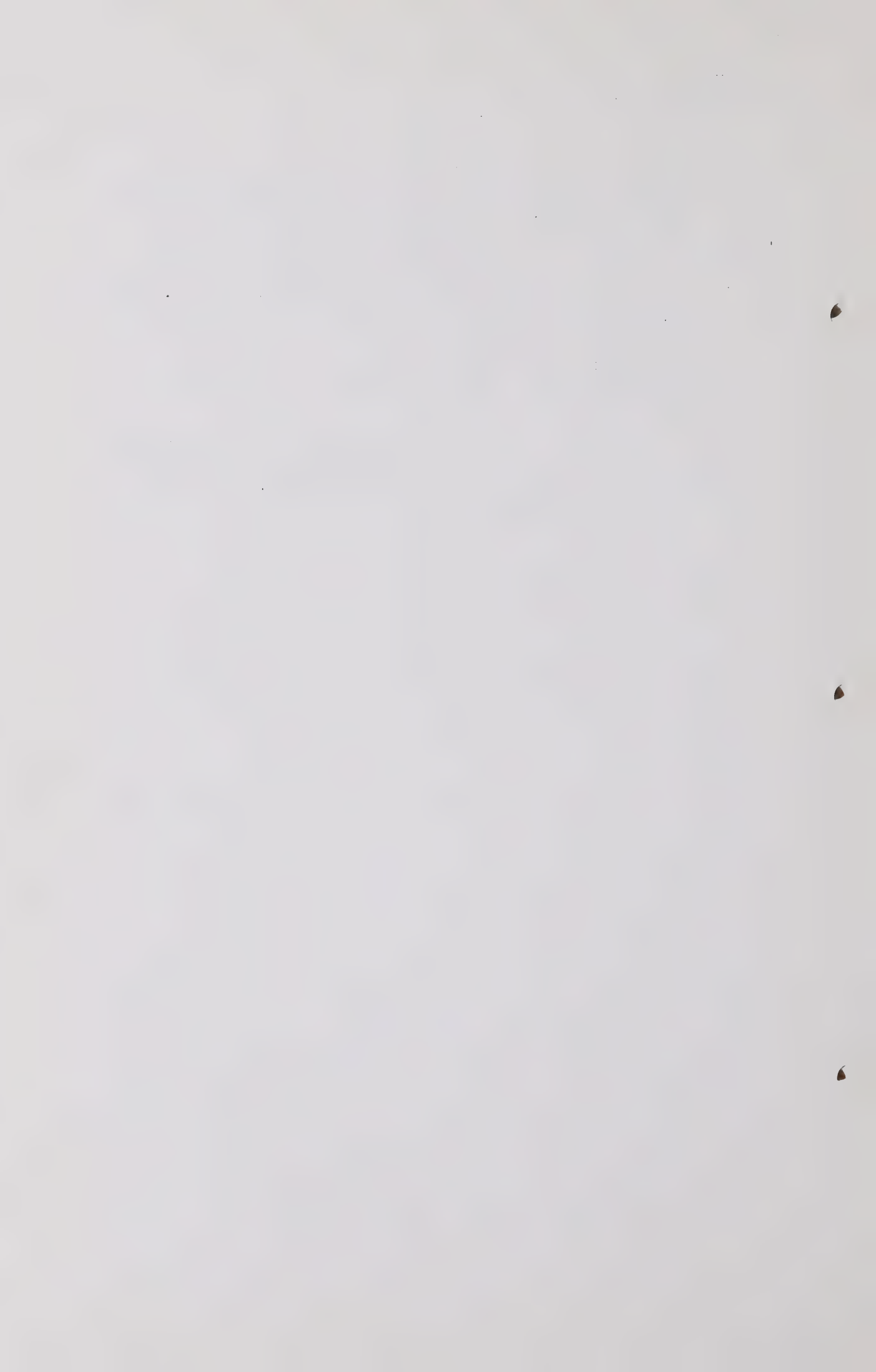
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MR. MOFFAT: (Cont'd) this information before we go very much farther, and the sooner we can get to it.

THE CHAIRMAN: Then Mr. Brownlee we will take a rest until a few minutes after three, and Mr. Hawkins will be called then?

MR. BROWNLEE: Thank you sir.

(At this point the Commission stood adjourned until 3:10 and reconvened.)



ALFRED HAWKINS, recalled on his former oath, examined by

Mr. Brownlee, testified as follows:

MR. ROBISON: Mr. Brownlee, I am wondering if I might make a suggestion.

MR. BROWNLEE: Yes.

MR. ROBISON: We had a similar situation as this in Calgary. Whether we could go over rapidly the ones that are old subdivisions.

MR. BROWNLEE: Yes, sir, we could do that.

MR. ROBISON: And then the ones that are, as it were viable, that have some meaning now we will deal with them.

MR. BROWNLEE: Quite, sir. Now, Mr. Chairman, I believe Mr. Hawkins was sworn before.

THE CHAIRMAN: Yes.

Q MR. BROWNLEE: And Mr. Hawkins, will you refer to Exhibit 174. First of all, I would like to ask you the date with respect to which these figures can be considered?

A July 1st, 1954.

Q July the 1st, 1954?

A That's right.

Q And possibly if we, if we followed Mr. Commissioner Robison's suggestion you might go down the first column, the names of the subdivisions and tell us which ones are the old ones.

A Yes. Would you like me to show you on the map at the same time?

THE CHAIRMAN: Yes, I would be inclined to think it would be

I recalled on his former case.

Providence, testified as follows:

WITNESS: Mr. Rowland. I am wondering if

MR. ROBINSON: Had a similar situation at

California. Whether we could go over again

that are old subdivisions.

MR. ROWLAND: Yes, sir, we could do that.

MR. ROBINSON: And then the next thing is

visible, that have some meaning in my

view.

MR. ROWLAND: Out of

Mr. Hawkins was sworn before.

THE CHAIRMAN: Yes.

MR. ROWLAND: And Mr. Hawkins, will you

Exhibit 17A. First of all, I would like

the date with respect to which these

are referred?

July 1st, 1954.

July 1st, 1954.

July 1st, 1954. If we could have Mr.

a suggestion you might go down the list

names of the subdivisions and call

the old ones.

I like me to show you on the map.

- 4275 -

THE CHAIRMAN: (Cont.) very useful.

MR. ROBISON: Yes, I think it would be a good idea. We have this map here, Mr. Hawkins.

THE CHAIRMAN: Yes, he can do it from there.

A Well, the first one, Alexander Park is a subdivision on the north west of 15-52-24 right on the city limits on the south, right across from the section of land that the city took in to their boundaries last year. It is a small holding type of subdivision at the present time, not too much activity in it, although quite likely it will be an industrial type of subdivision before too long owing to the new Canadian National Railway that goes through the south-west end of it.

Bailey 1 and 2 --

MR. MOFFAT: Could I make one other suggestion, in order to have it on the record, when you discuss each one, would you also mention whether it is in or out of the proposed enlarged area so it will be all in one spot on the record?

A Yes, sir. That is within the proposed new area. Bailey 1 and Bailey No. 2 subdivisions are out here. They are outside of the proposed area. Those are both a small holding type of subdivision, both of them new.

Braemar is right on the corner of Highway 16 and 75th Street within the proposed new area, it is an old subdivision, one of the old ones of 1912 which is, part of it is cancelled back into acreage and part of it is still in lots. It is practically

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- 4276 -

A (Cont.) dormant at the present time. There is 25 foot lots in it, and therefore it is not suitable for building, they have to be replotted before any development can come in.

Boulevard Heights adjoins it on the east. It is in the proposed new area. That is a similar situation there in that they are small lots, part of it is acreage and part of it in these small lots. Not too much development in it, although there is a new service station set up in there, the Maple Leaf distributing centre.

MR. GARSIDE: Pardon me, Mr. Hawkins, would you mind indicating what you mean by small holdings, two acres, three acres?

A The small holding type of subdivision, they average around three acres as different from the ordinary building lot, 50 foot building lot, or 33, or 25 foot building lots.

City View Heights is a subdivision on Highway 14 just past the, at the bend when Highway 14 turns to go straight east. It is, right now developing into an entirely industrial type of subdivision. In there at the present time is Lane Wells and Edmonton Steel Fabricators. It is within the new area.

Clover Bar is the old Clover Bar settlement just on the other side of the Clover Bar bridge near the Canadian Chemical Company. There is not too much development in there at the present time either.

MR. ROBISON: Mr. Hawkins, did you know that the first organized area in the Province of Alberta was the

... former as the present time.
> foot lot in it, and therefore it is not
for building, they have to be replaced by
development can come in.
Boulevard Heights addition in 1917

It is in the proposed new area. The
situation there is that they are small-lot
it as acreage and part of it is now
Not too much development in it, with
a new service station set up in place, and
lost distributing centre.

MR. CARLISLE: Pardon me, Mr. Hawkins, could
indicating what was by small building
acres, three acres.

The small holding type of subdivision,
around three acres as different
building lot, 20 foot building
building lots.

City use

Highway 14 just past it
mine to no excessive road
developing into an entire industrial
subdivision. In there are the present 12
lane Wells and Johnson Lane - Patterson
within the new area.

Clowry Box is the old Clowry Box
on the other side of the Clowry Box
the Chemical Company. There is
agreement in there of the gas

Hawkins

MR. ROBISON: (Cont.) Clover Bar area in that area out there?

A I didn't know that, sir. I have a historical record about Clover Bar, and I haven't had a chance to read it.

MR. ROBISON: I can give you the legal description of it.

A That was in the old --

MR. ROBISON: Back in 1890 something, the first area organized in the province on a municipal basis.

A That is very interesting.

THE CHAIRMAN: Well, if it has been that long growing to its present size we don't have to worry much about it as a fringe area.

MR. DAVIES: Is that in or out?

A That would be within the new area.

College Park is a subdivision on the south west of 23-52-24 on the eastern limits of the City of Edmonton. Practically all cancelled out now with the exception of about three or four lots that are unoccupied, and the rest of it is in one parcel owned by one chap.

MR. ROBISON: Well, it is inactive?

A It is inactive, yes.

College View --

MR. DAVIES: That is in?

A That is in, that's true.

College View is out on Highway No. 16 right next to Building Products plant. That is inactive at the present time too as far as any development is concerned.

about that, Mr. I have a historical record
of Oliver Bar, and I haven't had a

Mr. JOHNSON: I can give the [legis] association of

That was in the old
JOHNSON: Back in 1900 something like that, was
organized in the province on a municipal basis
That is very interesting.

2 OH. RYAN: Well, it has been
to the present since we don't have a very much
about it as a fringe area.

WYMAN: Is that in or out
that would be within the new area.

College Park is a subdividing
about west of 23-25-26, on the eastern side
the city of Edmonton. Practically
I now with the extension of about 100
a that are unoccupied, and the new
one parcel owned by one

2 141

legis. law is out on Highway No. 16
finding Product's plant. That is
present time too as I'm

- 4278 -

A (Cont.) Crescent Heights --

MR. BROWNLEE: Is it in the new area?

A It is in the new area.

Crescent Heights is within the new area about a mile from the City on highway 14. A subdivision that was very, that was practically dead a few years ago and now is starting to be re-subdivided, and it is quite active now. Partly industrial and partly small holdings.

These Ball subdivisions are outside of the area. Those are small holding type of subdivisions, most of them fairly new.

East Edmonton Park is the subdivision where the new Sky View Drive-In is in, about half a mile east of the city limits. Originally all in lots, now more or less cancelled into small holding type of a subdivision, three and four acres. That is within the proposed new limits.

City View Heights, we have had this on before, it was put on here twice because there were two parts in it, and I think I covered ~~it~~ all. It is in the new area and turning into an industrial type of subdivision.

Elysian Fields is --

THE CHAIRMAN: The Elysian Fields have disappeared. You have got a nil marked opposite it, so I presume nobody is going there.

A It is a small holding type of subdivision that has been fairly inactive. It is an old subdivision, a 1912, 1914 type of subdivision.

Division of

is in the new street

a in the new

city

the new street

the new street

division

the new street. These are small buildings

of new buildings

East Endon Park is a subdivision

the new city drive-in

part of the city limits

now more or less

of a subdivision, these are now

within the proposed

city limits

before, it was

no more in the

is in the new street

type of subdivision

Division of

the city limits

the city limits

the city limits

the city limits

A (Cont.) Empire Park is on the extreme south of the city, south of the Mount Pleasant Cemetery. A small holding type of subdivision again. It was originally all in lots and now cancelled back in to a small holding type of subdivision.

MR. ROBISON: In or out?

A That is in.

MR. ROBISON: Was Elysian Fields in too?

A No, that is out.

MR. BROWNLEE: That is beyond.

A Yes, that's beyond, that's right.

Garden Park, that is within the limits. An old subdivision that was originally subdivided on a small holding type of, that we have today about 1914. It is a market garden type of subdivision. It is in five or ten acre blocks. Inactive in that it has not changed at all, it is all occupied and used for market gardens.

Girard Place is on the, is within the new area. It is just on the city limits to the east. Not developing very much at the present time but is a subdivision that is partly zoned for industry, and I think it will start to develop before too long.

Grossdale is a subdivision that is within the area, south of the city, south of the city limits and south of the University farm which is another type of subdivision, an old one that was all in small lots. It is now cancelled into acreage parcels, two, three and five and ten acres parcels. Quite a heavy development in the last two years in there, although

A (Cont.) it is practically all occupied now and not developing too much at the present time.

THE CHAIRMAN: Mr. Hawkins, just for information along that line, I notice that you have on this map the west half of 18, is that all university farm, or do one or two others of these, does one other quarter section come in there on 18? How much of that is university farm?

MR. BLACKSTOCK: The north west of 18.

A The north west of 18 is all university farm.

THE CHAIRMAN: But not the south west?

A Part of the south west. Right in there, there is an Indian Reserve line there which throws the quarter sections out of balance. The road was used, and one side of the road is Indian Reserve and is different from the north side of the road, although it is the same quarter.

Grosvenor Park is an area without, that would be outside the new boundaries. A small holding type of subdivision. Practically all developed now and not much new development.

Hillcrest, a small holding river view property type of subdivision within the new area on the river bank just about a mile the other side of the mouth of Whitemud. Not too much developing in there, although some of the bigger parcels are being subdivided into smaller parcels too, for sale.

MR. BLACKSTOCK: Is that down in the flats?

A No, it is up on the bank. It overlooks the Edmonton Golf and Country Club.

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A (Cont.) Hulbert subdivision, a subdivision just at the Salisbury corner. There is so many marks on this map I will get lost. It is outside the area. Not the latest subdivision, but one of the latest subdivision. It is just started to develop. I believe the lots are all sold now, and by spring they will all be underway with their building.

MR. ROBISON: That is residential?

A Small holding type, three acre parcels.

Kenilworth, right on the city limits to the east, an old type of subdivision with small lots in it. Not much development at the present time. That is within the area.

King Edward Addition, a fairly large settled area on highway 14 on the eastern city limits with probably the highest population in any subdivision we have. It is all definitely 33 foot lot subdivision. I think some of the bigger blocks have been recancelled recently into a little larger lot, but a definite residential type of subdivision.

MR. BROWNLEE: In the area?

A Pardon me?

MR. BROWNLEE: In the area?

A In the area. King Edward Park addition, also within the area adjoining the King Edward Addition also on the east. A small holding type of subdivision that is turning into a semi-industrial type. Canadian Superior Oils are in there. Brinkerhoff Drilling, the Edmonton Sand Blasting and a couple of oil well supply places as well as the Northwest Utilities

- 4282 -

A (Cont.) mixing plant where they mix the various types of gas that come into the city.

Lambton Park, within the area about a mile east of the city limits. Up to a couple of years ago it was nearly all farm lands. It has started to revert back now and is being resubdivided into an industrial type of subdivision. There is a block plant that is in there, and also a new warehouse that the Department of Public Works has put up there.

King George Park within the area, immediately north of the King Edward Addition subdivision. Partly developed as a residential subdivision and partly in small holdings.

Shaughnessy Heights, that is another subdivision within the area, on the Calgary highway immediately south of the city limits. A subdivision that had reverted back to farm lands years ago and now being subdivided into an industrial and commercial type of subdivision, several service stations and a warehouse type of thing going up in there. Fairly heavy development in there in the past year, and probably more this year.

South Park, that is within the area. A small holding type of subdivision. An older small holding type of subdivision. That was pretty well all built up several years ago.

South Strathcona immediately south of the city limits on 109th Street just near the Mount Pleasant Cemetery. Another small holding type of

- 1928 -

Mixing plants which they mix the waste
in gas it come into the city.
Jambon Park, within the area now
with east of the city limits. Up to
years ago it was heavily all built up and
started to revert back now and is being subdivided
into an industrial type of subdivision.
a large plant that is situated and also
house that the Department of Public Works
up there.

King George Park within the
immediately north of the King George Park
subdivision. Partly developed is a section
subdivision and partly in small lots
Spanish Mission Heights, and
subdivision within the area, on
immediately south of the city limits.

that had reverted back
now being subdivided into
type of subdivision.

a warehouse type of building
heavy development in that
probably more this year.

South Park, now in within the
small holding type of subdivision.
same type of subdivision. That was in

with up years ago.

with street now a

in street, now the

another small area of

- 4283 -

A (Cont.) subdivision that has been full for quite a number of years. That is also within the area. Speedway, a subdivision east of the Calgary Highway on the south limits of the City of Edmonton. That is within the area. Another small holding type of subdivision with a little bit of commercial starting to go in there. I think there is two oil field supply companies in there now.

Strathcona Heights, it is just on the border here, that is not in the area. That is a subdivision down here. An old type of subdivision that has recently been re-subdivided into small holding type of subdivision.

Sutherland Park, an area on the east of the city limits on highway 14. A small holding type of subdivision. That is not too active in that it is pretty well, all the land is taken up in it.

MR. ROBISON: In or out?

A That is in the area.

Tuxedo Park, another area within the area, an industrial type of subdivision. That has not been developed at the present time but is owned by industrial firms for future development.

Tuxedo Park Addition, an area within the area, within the new area. Immediately south of the McColl-Frontenac refinery, re-subdivided in the last month or two for industrial subdivision, and that is where that new steel rolling mill, I think

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A (Cont.) that's the name of it, the Alberta Steel Rolling Mill is going.

Manchester subdivision on the Calgary Highway just south of Edmonton within the area, an old type of small holding subdivision. Not too much activity in there, although a new service station was built in there recently, and it lends itself to commercial development.

Princeton, a very old subdivision. That is practically inactive in that it is under option, most of it is under option to the Golden Construction Company. That was the area he wanted to develop, I believe he wanted to develop that, and the council at that time in deference to the City of Edmonton had him develop across the other side of the city in the Idylwyld district, but he still has the land under option, and therefore there is no development in there at all.

MR.ROBISON: That would be residential?

A It will be residential.

THE CHAIRMAN: That is in, Mr. Hawkins?

A That is in.

Queenston is also in, an area east of the City of Edmonton. At the present time part of it is owned by that Chamberlain Oil and Gas Company. They have been trying to re-subdivide it and sell it as industrial subdivision. At the present time there is not too much activity in it.

THE CHAIRMAN: Is that the section Mr. Ripley pointed out in the north west quarter having the reservoir?

- 4285 -

A No, the reservoir is actually on the north east quarter.

THE CHAIRMAN: On the north east?

A Yes.

THE CHAIRMAN: Thank you.

A It is right near the reservoir.

Regents Park; I am just trying to find out whether it is in or out. That will be in the new area. An old type of subdivision that is cancelled out. Now used mostly for farming and small holding type of subdivision, although a little bigger than the usual small holding, the parcels are more on the farm basis.

Rideau Park, another area within the proposed boundaries, just south of the city limits. South of the south side Drive-In. A small holding type of subdivision.

The Rinas subdivision, one of our first new developments along the Bailey idea. An area within the new boundaries. At the top of the hill going down to Whitemud, or what they call the Rainbow Valley. It is a very slow developing subdivision for some reason or other. It hasn't developed as fast as say the Bailey subdivision or the Hulbert subdivision, but it is developing slowly.

THE CHAIRMAN: That is south west of the University farm?

A That's right.

THE CHAIRMAN: And the quarter immediately north of the Rinas quarter, what is it, Mr. Hawkins? Is it a farm, or what is it?

area, old type
one. Now used mostly for
is of substitution, as
naval email holding.

fair

Ridman Park

is spaced boundaries, the

South of the center

type of substitution

the lines

new development's signs

within the new

down to Whitman

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A That is also part of the University farm.

THE CHAIRMAN: Part of the University farm?

A Yes.

THE CHAIRMAN: Thank you.

A Royal Gardens, a subdivision very close to this Rinas Subdivision but across the road, south of the city, so that will be in the new boundaries. That is just starting to be active again after quite a number of years. It was originally subdivided into one acre blocks. For years it was farms, and now they are starting to sell originally as they were originally subdivided into one acre parcels.

Roseglen is, part of the subdivision is inside the city and partly in our district. Right at the top of the hill just past the mouth of Whitemud. There is only a little bit in our district. It is all owned by one person and it is all occupied. That will be within the new boundaries.

University Park is a part of our district that goes up in the city immediately west of the new, what we used to call the Martin Estate. It is an area that will be in the new boundaries, but an area that is presently I understand under option to some people that want to develop it. We haven't any more details on it other than that. It would be a residential type of subdivision.

Wye Road Gardens is an old subdivision out on what they call the Wye Road, an extension of highway 14. That will be outside the boundaries

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A (Cont.) of the area. It is a small holding type of subdivision.

Whitecroft is a new small holding type of subdivision outside the area that is growing up very rapidly in the last year.

MR. ROBISON: Residential, small holding?

A A small holding type of subdivision.

MR. MOFFAT: I think maybe, if I may interrupt on that one, that Whitecroft subdivision is a very fine high class residential?

A That's right, very, very good type of house going up in it.

THE CHAIRMAN: Mr. Hawkins, will you put the point of the pencil on the spot where it is on that map?

A On Whitecroft?

THE CHAIRMAN: Yes.

A Right here. You can see, it is partly marked in here on this map.

The other ones that are marked here with no names by location are small holding type of subdivisions, and also where there is a bit of a fringe growth, that is part of a quarter subdivided along the main highway. I could go over that with you.

The south west of 25 is out on highway 14. It will be within the new area.

The south west of 30, east of the city on Highway 14, that will also be within the new area.

The south west of 29 is right on the corner of where highway 14 turns at Salisbury. That will be

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A (Cont.) outside the new area according to this map here.

The south east of 29 is a quarter adjoining that. That will also be outside the new area. The north west of 19-52-23 will be within the -- just a minute now. No, that will be outside the area. Across the road is in, but this evidently is out. Yes, that will be within the new area. That is a development along Highway 14.

The north east of 19 is the same thing, the next quarter and that will be within the new area, a fringe development along highway 14. The south west of 29-52-22 is a development which will be outside the area and just past the Bailey/^{subdivision}around Boag Lake.

South east of 17-52-24 is, pardon me, is on the Calgary Highway just south of the city. Another commercial type of development with service stations and probably oil well supply warehouses. That will be within the new area.

The south west of 9 is a small holding set-up south of the city within the new area.

The north half of the north west of 4 is a small holding, an old small holding set-up south of Edmonton about two miles on highway 2 which will not be within the area, it is outside of the area.

The north west of 11-52-25 is a small holding type of subdivision straight west of the city where, just about at the river. That is within

- 4289 -

A (Cont.) the new area.

The north west of 9-53-23 is out towards Braemar, past Clover Bar on highway 16. A small holding development out there. That will be outside the area. The south east of 15 and the south west of 15, they are the same type of commercial development on highway 16.

Now, 15 --

MR. DAVIES: Is that in or out?

A The south east will be in^{and} the south west will be out. The boundary line is right on 15 there. They are both commercial types of developments.

The south east of 16, another commercial type of development on highway 16. That will be within the new area.

MR. BROWNLEE: Mr. Hawkins, with respect to the subdivisions which you have suggested have a type of industrial development, are those pretty well along railway lines?

A Yes, yes.

Q And with respect to the subdivisions which are adjacent to the city, have you any particular development policy?

A Before a person can subdivide it is necessary for him to make an application to the Interim Development Board of the district, and that Board considers the application from all angles very, very carefully before they approve of it. Is that what you mean?

MR. DAVIES: Mr. Brownlee, I don't want to interrupt you, but I was wondering if as a matter of convenience

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MR. DAVIES: (Cont.) while we are discussing this exhibit, if you could indicate to us which are the subdivisions in respect to which, you suggested, or Dr. Harries has suggested that there was fringe development, residential development and it was outside of the proposed limits of the city.

MR. BROWNLEE: Can you answer Commissioner Davies?

A Yes. Yes, first of all on the north on highway 16 you have this development along section 16, 15 and starting to go into 14. The line cuts right through there and leaving a little bit of development on that part of 15 which is out.

MR. DAVIES: Well, is that in terms of one of these plans?

A Yes, that's right.

MR. DAVIES: Which one is that?

A That is on the very last page, I believe on the south east of 15-53-23, the third item from the bottom.

MR. DAVIES: I have that marked in, south east of 15.

A No, I think the south west is in. The south east is out. I might possibly have reversed it when I said it. The west quarter is in and the east quarter is out.

MR. DAVIES: Now, are there any others in terms of this map?

A Yes. We can go along highway 14, the subdivisions along section 29, that is on here would be outside. The Hulbert subdivision on the north west of 21 and further east, the Ball subdivisions and the Bailey

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A (Cont.) subdivisions, and that Boag Lake subdivision on Section 29-52-22, that would be all outside the new proposed boundary.

MR. DAVIES: I am trying to mark them on this map.

A Pardon me.

MR. DAVIES: Maybe you could help me. All I have got is the third from the last on page 4.

MR. ROBISON: I am wondering if it wouldn't be a good idea to have Mr. Hawkins take one of our maps and mark all these subdivisions in, and then we can make copies of them.

MR. MOFFAT: I have a map already marked with each one on it, if that would be of any use to you.

MR. ROBISON: Well, instead of trying to do it this way which is confusing some of us.

MR. BROWNLEE: Mr. Hawkins, excuse me, I wonder if you would just explain what this marking in blue on the map is, does that cover --

A That refers to this. Now, if you notice the location is on here, the north west of 15-52-24, that is marked on there in blue --

MR. BROWNLEE: In blue pencil?

A Yes.

Q Do I take it that all of the subdivisions listed are in fact marked in blue pencil on the map?

A That's right.

Q Isn't that --

THE CHAIRMAN: Yes, we have it.

MR. DAVIES: But we don't know yet which ones it is that are obnoxious outside of the whole thing being obnoxious.

.(Laughter)

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MR. HAYES: Did you fellows say that that was obnoxious, where people live?

MR. BROWNLEE: No, sir.

MR. HAYES: No.

MR. ROBISON: I thought Commissioner Davies was talking about utilities. Mine is marked, mine is marked, only, what I wanted was to get it more intelligently related, but I guess that is a job I will have to do myself.

THE CHAIRMAN: The only additional information that would be useful to us would be, if we had on this map which is very complete, with the single exception that we are not quite clever enough to know what the new boundaries, the proposed boundaries are as related to this map, that's all. If we had that blue pencilled Mr. Hawkins, then we would know exactly what subdivisions were in and what were out because you have marked all the others.

MR. BROWNLEE: Well, if we --

THE CHAIRMAN: If we gave them back to you, do you think you could do that?

MR. BROWNLEE: I was going to suggest that, Mr. Chairman, we would be glad to have it done.

THE CHAIRMAN: Well, I am sure it would not be very, it wouldn't take very long, but it would be ^{very} helpful in the matter of in or out. I must say, I am more concerned at the moment with the ones ^{that} are outside the proposed boundaries.

MR. MOFFAT: I have a map here. I wouldn't like to lose it because it has got all my notes on it, but

A. Hawkins - Brownlee Ex.
- Robison Ex.

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MR. MOFFAT: (Cont.) it has the boundaries, and it also has these subdivisions, and the number of residences and the location of the schools all on here, if anyone cares to have a look at this map, but I wouldn't want to file it, because it is my work copy.

THE CHAIRMAN: Well, I think if Mr. Hawkins does what he has undertaken to do, then we can ask him to-morrow or at some suitable time about these ^{that} ~~are~~ outside. Somewhere we have the number of residences, it is right here, is it? Yes, the estimated populations in this exhibit, it is all here. I think if you will just do that we will be well equipped, Mr. Hawkins.

MR. BROWNLEE: Fine, sir. Well, now, I would think Mr. Chairman that Mr. Hawkins can answer any questions that might be asked of him.

MR. ROBISON EXAMINES THE WITNESS:

Q Mr. Hawkins, just one question here, can you tell the Commission as to assessments, whether you, where a subdivision is in lots, whether you do it on a front foot basis, or how do you do it?

A On a per lot basis.

Q On a per lot basis?

A Yes.

Q So much a lot?

A Yes, so much a lot.

Q So that would be your invariable practice where it is subdivided into lots?

A That's right.

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Q You don't convert it back into acres where it is not used as lots?

A No, where they are still registered in the Land Titles Office, the lots are still assessed at so much per lot, that is the practice.

MR. BLACKSTOCK: I think that is provided by the Assessment Act, isn't it?

A That's right.

Q MR. ROBISON: Would you know just proportionately, just very roughly what proportion of your assessment is within the proposed boundaries? You show a total of \$1,163,640.00; just roughly, Mr. Hawkins, what proportion of that would be within the new boundaries?

A Sixty to seventy percent.

Q And your land you are redoing your land now?

A That's right.

Q Which will show up this year, is that right?

A Yes, we should be completed the assessment, should be completed we hope by the 1st of April.

Q Would you be in any position to say just roughly on this total assessment what your new land values would be percentagewise, would it be 50%?

A No, that is what is holding our assessment up is the reassessing of this land close to the city. They have got all the outside farm land done, now they are just starting to work on this land adjacent to the city.

MR. DAVIES: There isn't any suggestion, Mr. Hawkins that if the city revised its proposals that the boundaries should go out to Bailey 1 and 2, is there?

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MR. DAVIES: (Cont.) I mean, one complaint is on these proposed boundaries is, in fact somebody said that it looked almost as if the city had deliberately just drew the line there and left us with the houses on the other side of the road, with the fringe development. Now, going down this list, there isn't any suggestion that if the city has any proposals to make that they should include Bailey No. 1 and Bailey No.2, is there?

A That would take in a lot more territory.

MR. DAVIES: Yes, that's a long way out. Now, is there any suggestion on page 1 of this exhibit about the three items that are down under the name of Ball, that there is any fringe problem there?

A Oh, it depends on what you mean by problem, sir.

MR. DAVIES: Well, does the city just come up to the boundary of that one?

A Not quite, no, it is two miles away on the east and about a mile away on the north.

MR. DAVIES: Well, the Elysian fields, there is nothing there, is there?

A No, there is no problem on that one.

MR. DAVIES: And then Grosvenor Park, is there any problem there?

A No, no, sir.

MR. MOFFAT: I think, with respect, in connection with Grosvenor Park, I think Mr. Hawkins gave you the wrong information. I think it is inside the proposed area, isn't it?

A That was the one I couldn't find. That is the one,

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A (Cont.) south west of 19, that is the one I --
yes, that is within the new boundaries, pardon me,
yes.

MR. DAVIES: And then there was Hulbert, is that
adjacent to the boundary?

A No, that would be a mile either way. A mile
west of the new boundaries, the new boundary would
be a mile west and a mile north of that subdivision.

MR. DAVIES: Strathcona Heights, that's another one,
is it?

A That's about a mile away.

MR. DAVIES: The Wye Road Gardens?

A That's about a mile to either way.

MR. DAVIES: And Whitecroft?

A Whitecroft is another mile past Wye Road Gardens,
about three miles from the city, from the proposed
city boundaries.

MR. DAVIES: And that brought us down to near the
bottom of page 3, there was the south west of 29
and south east of 29.

A Yes, they are, the south east of 29 is about half
a mile from the new city boundaries and the south
west of 29 just joins right onto the new boundary.

MR. DAVIES: Is there any suggestion that there is
fringe development on the south west of 29 that
the city has just come up to in its proposals?

A I don't think so, sir.

MR. DAVIES: Then the south west of 29, that is the
last item on page 3?

A That is the south west of 29-52-22, that is a

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A (Cont.) subdivision near Boag Lake. That is on the other side of the Bailey subdivision. It is further east than the Baileys, a mile east of Baileys 1 and 2.

MR. DAVIES: Well, then on page 4, there are only two others now I haven't referred to. There is that third item on page 4 that is outside, the north half of the north west of 4?

A That is about half a mile from the city boundaries.

MR. DAVIES: And the other one is the north west of 9-53-23.

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MR. MOFFAT: That, I think again is a case where he has reversed his information.

A Yes, that is within the boundaries.

MR. ROBISON: The northwest of 9 is in?

A The northwest of 9 is in.

Q MR. ROBISON: Where does Campbellton appear on this? It doesn't appear at all, does it?

A No, sir, it is, it doesn't appear in our records as a subdivision at the present time, it is just a promotion.

MR. ROBISON: It is just acreage?

A It is actually farm, quarter sections.

MR. MOFFAT: If you don't mind me interrupting in this kind of arrangement, how many people are on the site where Campbellton is proposed, how many people are living on that site now?

A On that site, on Section 27, oh, gosh, five or six to a quarter, I would say right now.

Q MR. MOFFAT: About 20 people, there would be roughly 20, 25 people on a section?

A Yes.

MR. ROBISON: Well, assuming, to make two assumptions, Campbellton goes ahead and these boundaries, this annexation went through, what would be your personal opinion, Mr. Hawkins with regard to Campbellton, would it be in or out?

A If these boundaries went through?

MR. ROBISON: Yes, just looking at Campbellton with regard to these boundaries going through?

A In my own personal opinion?

MR. ROBISON: Yes.

A I would say it should begin, if these go through.

- 4299 -

MR. ROBISON: Yes, that's what I was assuming.

MR. DAVIES: Mr. Hawkins, as far as this exhibit is concerned now, the way I have got mine marked, I have only got one of these plans of all this list which I have made a notation, and that is the third from the bottom of the fourth page where objection is taken to where the City wants to draw its proposed boundaries, on the grounds that just on the other side of the road, that there is some urban development which it wouldn't be fair to leave in the M.D., is that correct?

A Well, I don't know if I understand you correctly. I believe the reasoning behind the municipal district's statement was that these Bailey subdivisions, and as Mr. Harries pointed out that it will cost so much money to operate, that losing this assessment is going to hurt us in keeping up those subdivisions. I don't think that the actual fringe development itself was what was going to bother us, it was the upkeep of the subdivisions.

MR. DAVIES: I am sorry, I treated that statement apparently as meaning a lot more than what was intended, because what I got out of it was that even in these proposals of boundaries that the City has made, the boundary has been drawn so that right on the other side of the road there is some urban development that the M.D. was stuck with?

A That's right.

MR. DAVIES: Now, as I got it marked here now, however, that only happens in one case as far as the boundary is concerned, and that is the southeast of 15-53-23

A No, I must be misunderstanding. The Bailey subdivisions,

- 4300 -

A (Cont.) the Ball subdivisions and the Whitecroft are all outside of the area too, they are all outside the area. They are not right on the boundary, but they are further out.

DR. HARRIES: Mr. Chairman, I think the confusion here may result from a statement that I made. I did not wish to infer that there would be fringe areas, meaning areas right next to the new enlarged city boundaries. There is one example of that as Commissioner Davies has pointed out, although, I must confess I wasn't referring to that type of thing at all. What I was referring to was the quasi urban development that is in other parts of the municipality, and the example we used was the Bailey subdivision No. 1.

A Yes. I think Mr. Davies, I was saying that the fringe development wouldn't bother us, it is the upkeep of those subdivisions that would put a burden on the council.

MR. ROBISON: We had an interesting reaction from Mr. Martin the Town Planner in discussing the Calgary proposals. Their line ran through the middle of the section bisecting the section, and I asked him why it wouldn't be better to run the line along the section line, you see, it might avoid a lot of difficulties. That was what Mr. Gardner in the District of Conrich thought. Mr. Martin replied that, while there was something to recommend it, there was also something to recommend running the line in the middle, because you avoid responsibilities for this fringe development, in other words, you have a half a mile away from it, do you think that is sensible?

- 4301 -

A The same thing was advocated, I believe during the sitting of the Co-terminous Boundary Commission. If they ran the line through the middle there they wouldn't have any difficulty about who was to keep up a certain road.

MR. ROBISON: Yes, that was Martin's reaction.

A Yes, that has possibilities.

MR. ROBISON: Yes, roads and fringe development, just to keep things clear.

MR. MOFFAT: Mr. Chairman, are we ready for cross-examination? There are about three questions that haven't been covered here that I have in mind. I must say that Commissioner Davies has practically stolen all my cross-examination, but I have no objection to that.

THE CHAIRMAN: Is it all right now Mr. Brownlee?

MR. BROWNLEE: Yes.

THE CHAIRMAN: Go ahead.

MR. MOFFAT EXAMINES THE WITNESS:

Q Mr. Hawkins, if we could take this problem that Mr. Davies has been dealing with, and just build on from it in terms of grouping some of these things together, now, would you agree that you can group these items that are outside the limits this way, you have the Bailey, the two Bailey subdivisions and that other one on 29-52-22 which are over right against the east edge of the map, there are three of them over there?

A Yes.

Q And then you have another group which are closer in along Highway 14 starting where the big number 40 is marked on there, and taking that section, the one next to it east, the one next to it east again, the Campbellton site, and then south of those the same sections out as far

Q (Cont.) as Whitecroft. Now, would you agree that there is another group of them in there?

A Yes, there is a group in there, yes.

Q Now, I wonder if you would show the Commission where the schools are located in those two? There are two schools located right ⁱⁿ the middle of this group of subdivisions?

A There is a high school right here.

Q That is the Salisbury High School?

A That is the Salisbury High School.

Q And then the old Salisbury School?

A That is about here, and the new one is over in here.

Q Now, that group right around that area then covers the old, the Wye Road group, the Ball group, Hurlburt, Whitecroft, Campbellton and the two schools, is that right?

A Yes.

Q Now, in that area about how many people are there, do you know?

A Oh, gosh.

THE CHAIRMAN: About what do you say?

MR. MOFFAT: About how many people.

THE CHAIRMAN: How many people.

MR. MOFFAT: Would it be 100, 200, 300 roughly?

A At the present time, or when --

Q At the present time.

A At the present time I imagine between 3 and 4 hundred.

Q Between 3 and 4 hundred?

A Yes.

Q Now, excluding those two groups that I have set out to you on your subdivisions, how many other people

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Q (Cont.) are there that are outside the limits, roughly, is it 25, or 50, or how many roughly?

A You mean in that area?

Q No, I mean elsewhere except in that area?

A Other subdivisions?

Q Yes.

A Oh, there would be, yes, some of these aren't quite developed yet, but at the present time, probably another one hundred.

Q Another hundred on the outside. Well, then, I think you said to Commissioner Davies that you were inclined to agree that the Ball subdivisions were pretty far out and would involve quite a bit of agricultural land in between?

A Yes.

Q Well, do you agree then that the real point at issue is the Campbellton site and those subdivisions around there including the two Salisbury Schools, if there is any area where we have to deal with on this fringe basis, that's the area, would you agree with that?

A That is the biggest area, yes.

Q Would you agree that the main problem there is what are we going to do with the Salisbury High School?

A No, I don't think there is any problem with the Salisbury High School. That is outside the proposed boundaries of the City.

Q But if the proposal was to try and deal with that fringe area by taking that area in, then you would create a problem of the Salisbury High School --

A I can't answer that, that is something the school would have to answer, about a school problem.

Q Well, let's switch over to the west side of the City.
Are there fringe areas like this over to the west side?

I don't mean your area, I mean by Stony Plain?

A There are at the present time, but --

Q I'm sorry, Mr. Hawkins, I mean up in the Stony Plain area,
do you know if --

A No, I don't.

Q For instance, the Winterburn settlement, is it about the
same kind of a thing as this?

A I couldn't tell you.

Q Would you agree that if there is something to be done on
these fringe problems that we have been talking about,
the same kind of consideration would apply if there were
areas around Winterburn?

A If the circumstances were the same, yes.

Q Yes, thanks. That is all the questions I have.

MR. BLACKSTOCK: Mr. Hawkins, you said the Salisbury school
is here, pointing to the map, is that the one shown in
the southeast of 28?

A No, that is the old Salisbury Public School. The new
Salisbury High School doesn't show on our maps. The
maps were made up prior to the --

MR. BLACKSTOCK: Where is it?

A It is in the northeast quarter of 20 where the highway
turns --

MR. BLACKSTOCK: Oh, the Salisbury corner?

A Right at the Salisbury corner.

THE CHAIRMAN: Are there any other questions?

MR. DAVIES: Unless he wants to tell us what quarters
the other schools are on now. Mr. Moffat referred to two
other schools.

same kind of a thing

I couldn't tell you.

Would you agree that I know in some

these bridge prop was that we have

the same kind of construction

areas around Windsor?

In the circumstances were

Yes, thanks. The area

BLACKSTOCK: Mr. Lewis

is here, pointing to the

the southeast of it

No, but the old ball

Salisbury High School, and

maps were made up prior to the

BLACKSTOCK: Where is it?

It is in the northeast corner of

the other area

I can tell you

Mr. Norton

MR. MOFFAT: Two, that one and the other one.

A The Salisbury High School which Mr. Robison was asking me about is the original Salisbury School which I believe is marked on your map on section 28, there is a new Salisbury High School on the southwest of 30 in the Bailey subdivision, right next to the Bailey subdivision. There is a new school under construction at the present time.

MR. ROBISON: Southwest of 30?

A That is a public and elementary type of school.

MR. ROBISON: Oh, yes. What do you call that school?

A That is the new Salisbury .

MR. ROBISON: What quarter is it on?

A VOICE : That is the Wye School.

A Oh, they call it the Wye, do they? Southwest of 30-52-23.

MR. ROBISON: The Wye School.

THE CHAIRMAN: Well, then, Mr. Hawkins, may we request you to gather up these copies of 174E and have them, the proposed city boundaries marked?

A Yes.

THE CHAIRMAN: If you will do that.

A I will bring them back tomorrow morning.

THE CHAIRMAN: And then, at a later date ^{if} something has occurred to us you would return and tell us more about it?

MR. BROWNLEE: Mr. Chairman, I wonder if , before we adjourn I might just refer Mr. Hawkins to one other matter?

THE CHAIRMAN: Yes.

MR. BROWNLEE: Well, I just wanted to confirm, Mr. Hawkins that in connection with Campbellton there was an agreement in writing entered into between the municipal district

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colleges is not to be put on
new University High School in the
the latter addition, right next to the
division. There is a new school under a

That is a public and elementary

ROBINSON: Oh, yes. What is it called?

That is the new addition.

ROBINSON: What quarter is it?

VOICE: That is the West School.

Oh, they call it the West School.

ROBINSON: The West School.

CHAIRMAN: Well, that, Mr. Robinson.

To gather up these corners of the

proposed city boundaries between

Yes.

CHAIRMAN: If you will do that.

I am then back to you.

I am then back to you.

I am then back to you.

I am then back to you.

I am then back to you.

I am then back to you.

I am then back to you.

I am then back to you.

MR. BROWNLEE: (Cont.) of Strathcona and Mr. John H.

Campbell as Trustee on behalf of Cam-Dal Company Limited, that is C-a-m hyphen D-a-l Company Limited as the development company?

A That's right.

MR. BROWNLEE: With respect to this proposed town site?

A That's correct.

MR. BROWNLEE: Now, I understand the basic proposal was that if Mr. Campbell or his company produced certain proof of financial responsibility to the municipality, then at that time the municipality would execute and deliver to his company an agreement which would set out the terms and conditions under which he could proceed with the town site development, and pursuant to which you would submit certain franchise agreements to the proper authorities in the manner prescribed by the Municipal Districts Act, am I correct?

A That is correct.

MR. BROWNLEE: I would just like to draw to the attention of the Commission that the requirement as to financial responsibility required, the certification in a form which would be satisfactory to the effect that there was a total of \$1,500,000.00 available in excess of all liabilities of the development company for the purpose of proceeding with the development. \$1,500,000.00, you recall that amount?

A Yes, that's right.

Q And it was also required that there had to be an opinion of council to the effect that the development company held clear title to the south half of the northwest quarter of Section 27 -- township 52, range 23, west of the 4th meridian?

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A That's correct.

Q Now, I felt it might also be of interest to point out that when the master agreement which was approved in form at the outset would be entered into, there was still a fairly heavy responsibility on the contract/^{or}with regard to the type of construction which would take place in the town site, am I correct about that?

A Yes.

Q And with respect to any buildings or constructions, there would have to be detailed plans and specifications submitted to your municipality, and a building permit issued by the municipality?

A That is the general practice.

Q I think also that with respect to housing construction it was made quite clear that it had to comply with building standards set out under the National Housing Act.

I thought, Mr. Chairman that I would like to give some indication of the approach to the development so far as the municipality is concerned. I feel that I would be quite free to suggest that if it would be of any interest we could make the actual agreements available, but I did want to just at the moment draw those few points to the attention of the Commission.

THE CHAIRMAN: Mr. Brownlee, one question occurs to me; you have covered everything very well, I think, I mean, I do much better understand what the proposal is so far as this town. Whose responsibility is it, is it the responsibility of the municipal district, or the Campbellton promoters, these people with whom you made the agreement, to put in this water system that Mr. Ripley was referring to, and to also make provision for the disposal of sewage,

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THE CHAIRMAN: (Cont.) whose responsibility is that?

MR. BROWNLEE: Well, now, if I may speak from memory for the moment, sir, because, I might mention incidently that this agreement was drawn in March of '54, and while I was consulted, it was actually drawn by a council for the engineers, but my understanding is that the development company had to do those things.

THE CHAIRMAN: Yes, that was my impression from what I read about it, but I just wanted to be sure that it wasn't the municipality's responsibility.

MR. BROWNLEE: Yes. If I might just refer you to section 4 of the proposed master agreement, it says that the contractor shall construct or cause to be constructed at its own expense a water supply, storage and distribution system, sanitary sewage collection and disposal system and a storm water collection system at the times, in the manner and according to the specifications all as more particularly set forth in the franchise agreement hereto annexed and marked schedule "A".

THE CHAIRMAN: Now, Mr. Brownlee, you were in Calgary and listened to a good deal of the talk about these, what do they call them, package proposals, these new developments in Calgary, like Glencoe, and the ones up on the north, this is very much that type of proposal, isn't it?

MR. BROWNLEE: I would say so, yes, sir.

THE CHAIRMAN: Which in the light of all that we heard there, and that we have heard today would indicate, at least in my thinking that given these various amenities, there isn't likely, that is not likely to develop whatever else develops, it isn't likely to develop into a fringe area

1949

Government was formed

was cancelled, it was

the end of the year

development was

Yes, that was it

but I don't know

other things, but that

is the end of the year

everybody was

in a very good position

in a very good position

in a very good position

- 4309 -

THE CHAIRMAN: (Cont.) such as we are worried about here
and in Calgary? Am I right in that?

MR. BROWNLEE: I would think so, sir.

MR. BLACKSTOCK: It wouldn't be another Montgomery?

THE CHAIRMAN: No, it wouldn't be another Montgomery?

MR. BROWNLEE: Yes, I don't think so, sir. I don't think
anyone investing in it would permit that to happen.

MR. BLACKSTOCK: I was wondering, Mr. Brownlee, Doctor
McNally says this may be a package deal, if the purchase
price of a house will be inclusive of the water and sewer
installation?

MR. BROWNLEE: I think so, sir, yes, a prepaid type of thing.

MR. BLACKSTOCK: Prepaid type?

MR. BROWNLEE: The utilities, yes.

MR. MOFFAT: I don't know, sir, whether Mr. Brownlee is
subject to cross-examination, or Mr. Hawkins, but there
is one question I would like to ask. I think Mr. Brownlee
said that the commitment as far as the council was, that
they would enter into this agreement when proof of
financial responsibility was forthcoming to them. Now,
do I take it from that that there is no contract in
effect at the time?

MR. BROWNLEE: No, the contract hasn't been entered into yet.

I might, sir, in reply to your question making a
comparison with Montgomery, I think I probably should
have gone farther and said this, it is to avoid that
very type of situation that this type of an agreement
was drawn.

THE CHAIRMAN: Yes.

would be in position

and he is not likely to

be able to do so

anyone inventing it would

be a fool

None of these things are

likely to happen

anytime

BROWN: I think so

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- 4310 -

MR. BROWNLEE: And I think it should very definitely protect against that kind of thing.

THE CHAIRMAN: Yes, thank you very much. That clears that up in my thinking.

MR. DAVIES: The one thing that isn't cleared up for me is, I don't know how long this agreement has to run or how long the contractor has to either come through with the bond, or whatever it is, or the money for a million and a half. I would be interested in knowing that. Something was said about sewerage, does this agreement provide that he has to take the sewerage to the boundaries of the town and the M.D. picks it up there, and he takes the water supply system to the boundary of the town and the M.D. brings the water up to there?

MR. BROWNLEE: Well, first of all in connection with the time limit, I would have to ask Mr. Hawkins as to what was the last -- I believe the time^{that} was originally set forth ... has been extended.

A That's right, it has been extended on a 30 day option to either party to cancel.

MR. DAVIES: Well, that time, the time period set out in the agreement has gone?

A That's right, and it was extended.

MR. DAVIES: What was that date?

MR. BROWNLEE: The original date called upon the company to produce their financial responsibility by the 1st of June, 1954.

MR. DAVIES: And then that wasn't forthcoming and it has been extended. Now, can you tell us the terms of extension?

MR. BROWNLEE: Well, as I understand it from Mr. Hawkins it has been extended on the basis, indefinitely on the basis that

- 4311 -

MR. BROWNLEE: (Cont.) the extension ceases when either party gives 30 days notice of termination.

MR. DAVIES: Well, the agreement has been renewed indefinitely with the right to either party to terminate it on 30 days notice?

MR. BROWNLEE: I would say that, and probably the reason it was done that way was to avoid the necessity of him having to come back on the basis of a 30 day extension and say I want another 60 days.

MR. DAVIES: Is there any correspondence confirming this, or another agreement drawn up, or is this just verbally?

A We have a resolution of council extending it on that basis, and a letter was sent to the promoters.

MR. BROWNLEE: Now, the other question asked by Commissioner Davies was in respect to the sewers, and where the sewage and water was to go.

A They were responsible for the complete disposal of the sewage, in other words, right to the river and the disposal plant.

MR. DAVIES: They were to take it down to your plant at the river, but the M.D. was to put up the plant, is that it?

A No, they were to put up the plant. The water, they were to take it from our reservoir, we were responsible for our reservoir, and from then on it was theirs. The sewage, they were responsible for the whole operation.

MR. DAVIES: And once the plant; they would have to erect a sewage disposal plant down by the river, is that it?

A That's correct.

MR. DAVIES: And who would operate it after that, the M.D.?

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AND
J. W. BROWN
NEW YORK
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- 4312 -

A They would operate it until certain stipulations in the agreement were fulfilled, and then we had the option of buying it off them.

MR. DAVIES: Then would you have the right to cut in sewage from other places on the way, from the industrial plants and so forth?

A Yes, we could use it.

MR. BROWNLEE: Yes, that is in the form of the agreement. Mr. Hawkins, I assume then that as far as this arrangement is concerned you can say virtually that the municipality was not incurring any financial obligation in respect to this development?

A Not a cent.

THE CHAIRMAN: Well, I think the Commission was not so much concerned about that as it was about the matter of making sure that provision had been made for somebody, the municipality or the company or somebody to make sure that these services were available to these people, that is the thing that has been worrying us, and everyone else.

MR. BROWNLEE: Well, sir, I thought I would like to draw the agreement to your attention, because, quite frankly in the consultation with Mr. Massie who prepared the agreement with the municipal people, I felt personally that the development company was entering into a fairly stiff agreement.

THE CHAIRMAN: Well sewed up.

MR. BROWNLEE: And one more thing, sir, I had the suggestion that every house had to be connected with a sewer.

MR. DAVIES: Is it an Alberta Incorporated Company?

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JANUARY 1st
TO THE
HONORABLE
MEMBERS OF THE
LEGISLATIVE
COUNCIL
OF THE
STATE OF
NEW YORK
IN SENATE
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MR. BROWNLEE: I can tell you that, sir, I hope I can. Yes, it simply states that it was incorporated for the purpose of developing a town site, but I am virtually certain that it is an Alberta development. If not I will advise you.

THE CHAIRMAN: Now, Mr. Brownlee, tomorrow morning, I take it that since there were no further questions except these with regard to this item that you just introduced, that we shall not require Mr. Hawkins, unless for some further development, and that tomorrow morning we resume cross-examination of Doctor Harries, is that your plan?

MR. BROWNLEE: Yes, Mr. Chairman.

THE CHAIRMAN: Yes. Well, we understand that now. Thank you very much. We adjourn until 9:45 .

(At this time the Commission is adjourned to reconvene at 9:45 a.m. February 25, A.D. 1955.)

